



Village of Elburn

COMPREHENSIVE PLAN | April 2013



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Village of Elburn Comprehensive Plan

April 2013

Table of Contents

Introduction	1
CHAPTER 1	
Community Vision	5
CHAPTER 2	
Land Use Plan	9
Section 2.1: Growth Strategies	13
Section 2.2: Residential Development Plan	19
Section 2.3: Commercial Development Plan	26
CHAPTER 3	
Transportation and Circulation Plan.....	33
CHAPTER 4	
Community Facilities and Community Character.....	45
CHAPTER 5	
Natural Resources, Local Food, and Sustainability Plan.....	55
CHAPTER 6	
Implementation Strategies and Funding Recommendations.....	63



Introduction

The Village of Elburn's Comprehensive Plan Update revisits and modernizes the recommendations included in the 1990 Land Use Plan and Development Guide. This guide proved a useful tool during the rapid growth the Village experienced between 1990 and 2010; however, it is now obsolete given the amount of change that has occurred in the community. Significant change, combined with the nationwide economic downturn and development slowdown, has created an opportune time for the Village to evaluate its plans for the future of the community and create a renewed vision in the Comprehensive Plan.

Elburn can be described as a rural community with a friendly atmosphere, and a lack of congestion, pollution and crime. Through the Comprehensive Plan, the Village seeks to maintain its reputation as a charming place to live with connections to its past, while encouraging moderate, well-balanced growth that includes both commercial and residential land uses. A diverse land use base will ensure that a stable tax structure is maintained, as well as a self-sustaining character. The Comprehensive Plan clearly defines the community's vision and identifies the actions necessary to realize that vision.

What is a Comprehensive Plan?

A comprehensive plan outlines a community's vision, and recommendations and policies that will help achieve that vision. It provides a detailed framework for the preservation and enhancement of community assets, while guiding development and investment decisions.

A comprehensive plan is constantly evolving to respond to changing conditions within a community, thus the Village should review this plan on a regular basis to ensure that local needs are being met and to take advantage of new opportunities.

CMAV Involvement and GO TO 2040

The Elburn Comprehensive Plan was funded through a grant from the Chicago Metropolitan Agency for Planning (CMAV), the official regional planning organization for the northeastern Illinois counties of Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will. In October 2010, CMAV adopted GO TO 2040, the first regional comprehensive plan for the Chicago metropolitan area, and is now working on its implementation.

CMAV's grant to the Village of Elburn supported the implementation of GO TO 2040 by providing funding to a local government so it may undertake a local planning project that is consistent with the Plan's principles. The Elburn Comprehensive Plan considered GO TO 2040's recommended actions as recommendations for future land use/development, transportation, environmental features/open space, community character, and public facilities and services were developed. The Comprehensive Plan coincides with the priorities established in GO TO 2040, to guide future growth in Elburn, and help drive economic, environmental and social prosperity. Additionally, the Plan serves as a guide for elected officials, Village staff, community residents, business owners and potential investors so they may make informed development decisions for the Village and its planning area.

Snapshot of Elburn

The Village is a thriving community with a population of 5,602 inhabitants.

Elburn is located approximately 45 miles west of Chicago and 10 miles northwest of Aurora.

The Village comprises an area of approximately 3 square miles.

Situated in central Kane County, the Village is primarily residential.

The area where the Village is located was first settled in 1834 by William Lance. Originally, it was known as "Blackberry Station," but was incorporated as "Elburn" on January 6, 1885.

From the year 2000 to 2006, the population increased by 72%.

Elburn sits on two major Illinois State Highways – IL Route 47 and IL Route 38.

Village Mission Statement

We are and shall be an innovative community that maintains small town values while working to: Enhance the quality of life of our residents; Promote and Support our businesses; and Welcome new opportunities which enable the Village of Elburn to be the ideal place to live, work, worship and play.

GO TO 2040 Recommended Actions

- 1 Achieve **Greater Livability** through Land Use and Housing
- 2 Manage and **Conserve** Water and Energy Resources
- 3 **Expand** and **Improve** Parks and Open Space
- 4 Promote **Sustainable** Local Food
- 5 **Improve** Education and Workforce Development
- 6 Support Economic **Innovation**
- 7 **Reform** State and Local Tax Policy
- 8 **Improve Access** to Information
- 9 Pursue Coordinated Investments
- 10 **Invest Strategically** in Transportation
- 11 **Increase Commitment** to Public Transit
- 12 **Create a More Efficient** Freight Network

Elburn's Relationship with GO TO 2040

Elburn's Comprehensive Plan will provide local guidance for addressing community needs, concerns and desires while reflecting how the community fits into the larger region. This will enable the community to understand and plan for the impact of regional economic and demographic changes.

Comprehensive Planning Process

The Comprehensive Plan is the product of a multi-step, community driven planning process that combines detailed technical work with the ideas of stakeholders in the Elburn community. From beginning to end, the planning process achieves the following:

- Engages Elburn officials, residents, business owners, seniors, community service providers, students and other interested parties;
- Considers existing conditions, concerns and opportunities;
- Identifies opportunities and constraints;
- Establishes a community vision, goals and objectives; and,
- Outlines detailed recommendations and implementation strategies for achieving the Village's vision, goals and objectives.

Emphasis on Public Involvement

Public involvement is a cornerstone of the planning process as it promotes the participation of the community at-large in the creation and management of their surroundings. Numerous targeted public workshops, key person interviews, and on-going communication with the Steering Committee and CMAP work to ensure that all issues, concerns, and needs are identified, and priorities are established that have been clearly defined and recognized by all participants. The Comprehensive Plan Steering Committee consists of a diverse and representative group of community stakeholders, including Village staff and members of the Village's Planning Commission, as well as representatives from Kane County, CMAP, the Elburn Chamber of Commerce, the Elburn & Countryside Fire Protection District, the Elburn business community and Elburn residents.

The planning process involves the Elburn community and elected/appointed officials in decision making, which promotes a sense of community and an avenue by which information about local conditions, needs and attitudes can be channeled. Allowing the community to participate in the creation of the plan helps foster a sense of stewardship by allowing people to see how their ideas have influenced the final decisions.

Considering What Exists Today

Before being able to plan for the future, it is important to have a comprehensive understanding of what types of land uses and characteristics exist in the Village currently and contribute to its small town atmosphere and charm. This understanding promotes the development of an appropriate and effective plan that addresses the issues and concerns of the community.



Downtown Elburn in May 2012

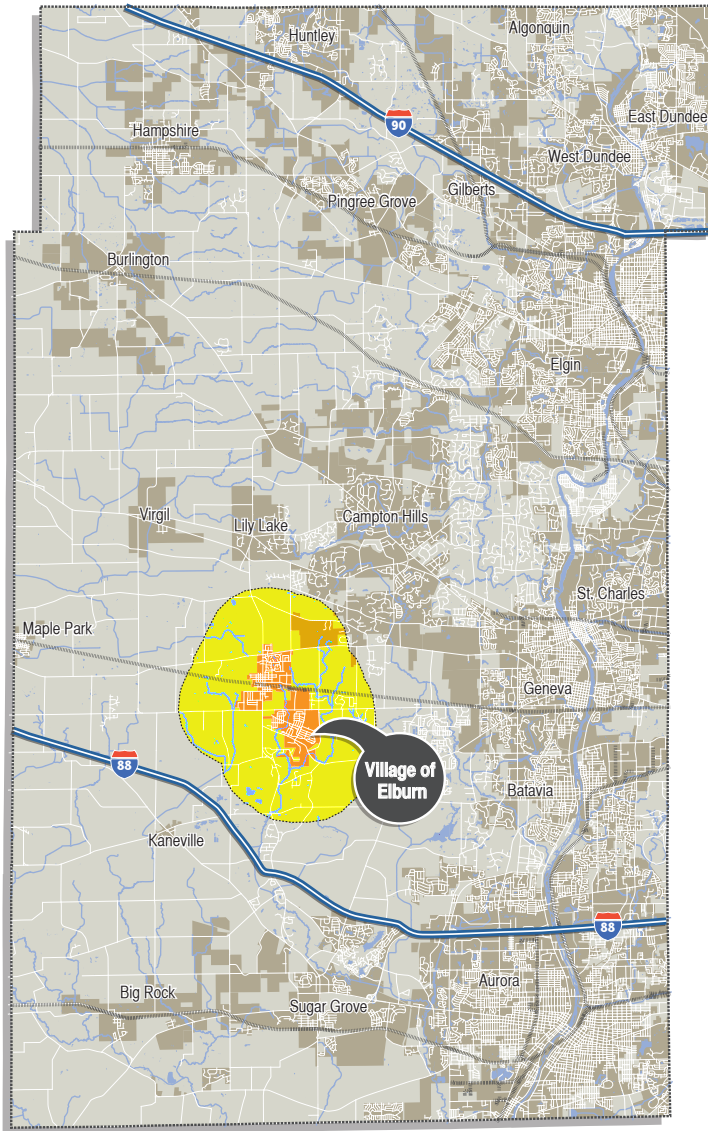
Elements of the Comprehensive Plan

A comprehensive plan is composed of a series of distinct yet interrelated elements. The key elements addressed in the Elburn Comprehensive Plan are divided into the following sections:

- **Introduction**
- **Chapter 1:** Community Vision
- **Chapter 2:** Land Use Plan
 - SECTION 2.1:** Growth Strategies
 - SECTION 2.2:** Residential Development Plan
 - SECTION 2.3:** Commercial Development Plan
- **Chapter 3:** Transportation and Circulation Plan
- **Chapter 4:** Community Facilities and Community Character
- **Chapter 5:** Natural Resources, Local Food, and Sustainability Plan
- **Chapter 6:** Implementation Strategies and Funding Recommendations

Regional Setting

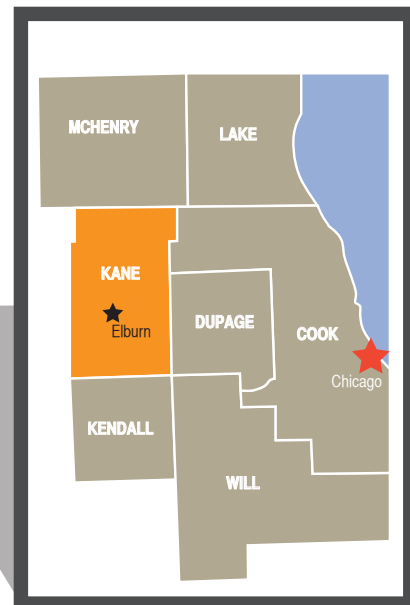
KANE COUNTY



Map Legend

- Village of Elburn
- Elburn's Planning Area
- Other Municipalities
- Water Features
- Railroads
- Interstates

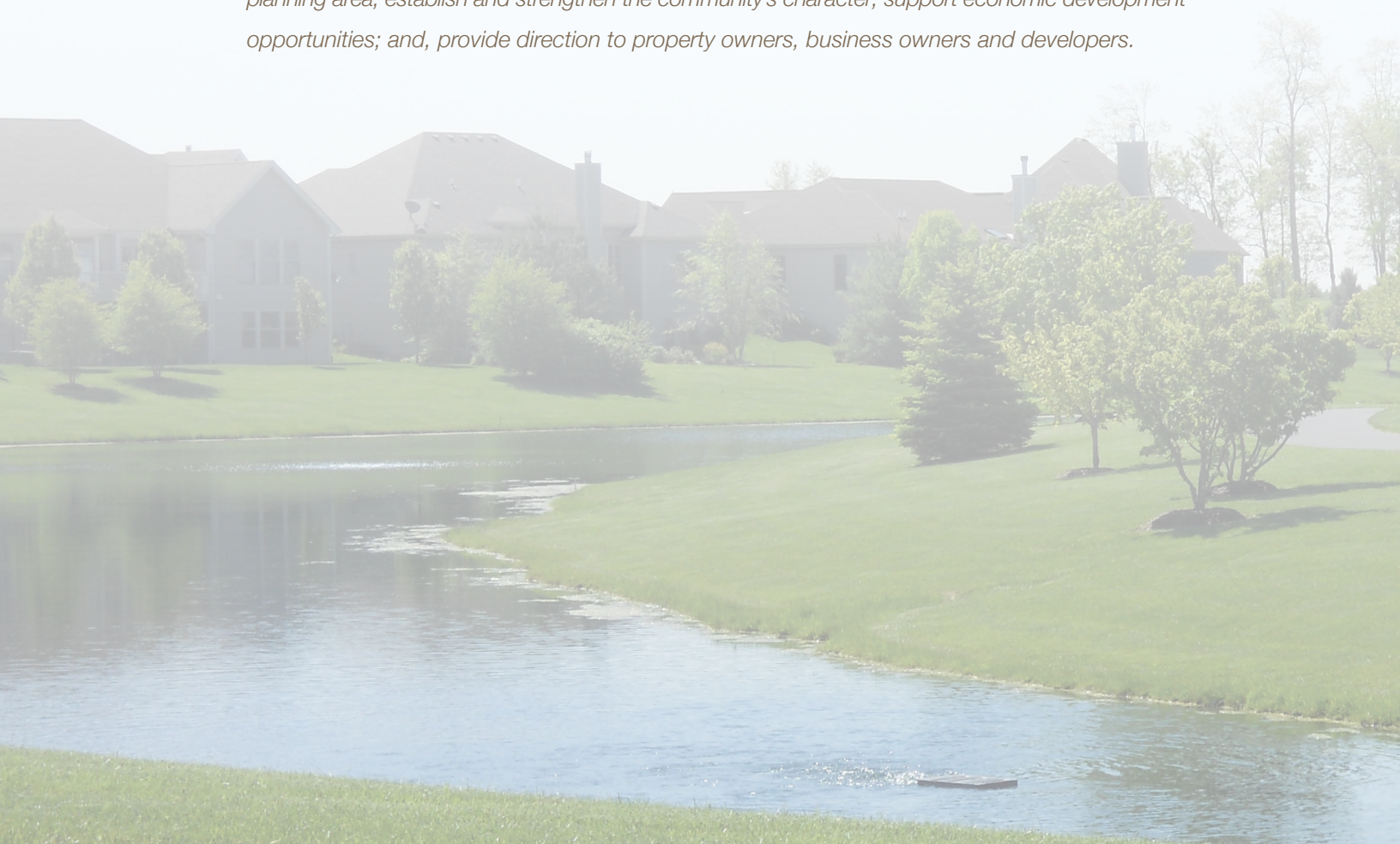
CHICAGO METROPOLITAN AREA



Vision

The Vision for Elburn embodies the collective desires and aspirations voiced by the community during community outreach activities, the needs of community service providers, and recommendations based on the Consultant's expertise. It describes the long-range aspirations towards which planning efforts should be directed, and forms the foundation for the Comprehensive Plan's goals and objectives.

The Vision "paints a picture" of the Village of Elburn 20 years in the future, and establishes a set of core values to inspire and guide the Village as it makes land use and development decisions in subsequent years. It should promote development/redevelopment in the Village and within its planning area; establish and strengthen the community's character; support economic development opportunities; and, provide direction to property owners, business owners and developers.



Vision Statement

Twenty years from today, Elburn continues to be a thriving community with a welcoming, family-friendly atmosphere. The community is maintaining a rural character as **well-planned and sustainable growth** is occurring. The Village has a **strengthened tax base and economic competitiveness** due to an increase in the number and types of housing opportunities, a growing commercial and employment base, improved traffic circulation, and the Village's strategic use of grants and partnerships to beautify and improve public areas.

Growth in Elburn is occurring incrementally as public and private projects are completed to ensure high quality community facilities and services continue to be provided to residents and businesses, and infrastructure systems are not strained. The **Village is working cooperatively** with property owners, developers, business owners, and other agencies to ensure new growth occurs in a smart, sustainable fashion, and adds value to the surrounding community. New **development is attractive and interconnected** through usable greenways and trail systems.

Downtown Elburn is being revitalized and continues to function as the heart of the Elburn community. The sidewalks accommodate outdoor seating, attractive planters, street trees, public art, and numerous pedestrian amenities, resulting in a **safer and more inviting atmosphere**. Both vehicles and pedestrians move around with ease as they travel through, or around, the Downtown. New boutiques, cafes and restaurants exist in harmony with established Elburn businesses, and provide Elburn residents and visitors **unique shopping, entertainment and dining opportunities**. **Public improvements**, combined with **private investment**, give downtown business owners a renewed sense of pride and stewardship to their properties.

Downtown Elburn and the Elburn Metra Station are connected with pedestrian amenities and **consistent streetscaping** in the form of lighting, wayfinding signage, decorative planters and ornamental landscaping. The Elburn Metra Station area contains **high-quality, mixed-use developments** with residential units located above small retailers and office space. These developments are compatible neighbors to Downtown Elburn; and, when combined, offer a **distinct sense of place**.

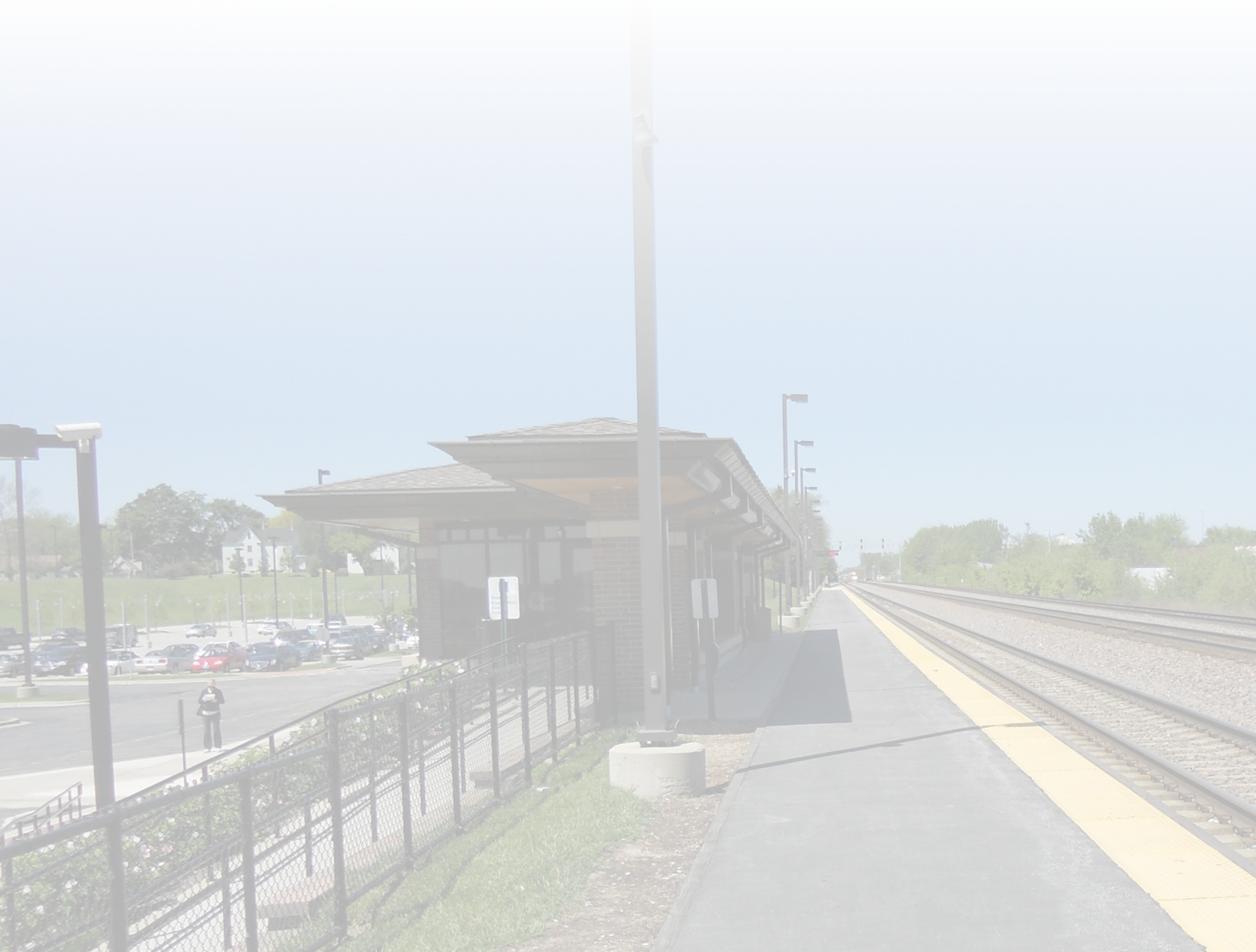
The Village's residential neighborhoods offer residents a **variety of housing options** so they are able to live in the community during all stages of their lives. Single family homes exist in harmony with attractive multi-family buildings. Maturing trees line neighborhood streets, and sidewalks connect to bike trails that link the various neighborhoods together.

Natural resources, open space and environmental features are being enhanced for the enjoyment of residents and visitors. Naturally landscaped greenways surround the multiple creeks in the area, and agricultural land is being preserved for future generations. **Tourism industries are beginning to evolve**, attracting visitors and highlighting the agricultural, recreational and ecological amenities available in the Village.

The Village's commercial areas are developing to support the growing residential population. Development is clustering in key commercial nodes as transportation improvements take place, providing needed goods and services to the surrounding area and passersby. **Commercial development is synchronized** and unique to the Village of Elburn. **Industrial areas are simultaneously expanding** along the Union Pacific Railroad. Combined, they are providing additional employment opportunities for Village residents and diversifying the Village tax base.

An **improved transportation system** allows motorists, bicyclists, pedestrians, transit users and freight to travel comfortably through multi-modal corridors. Residents and visitors are benefitting from improved north to south connections and the Anderson Road bypass. Additional opportunities for grade separated crossings are being explored and the Village is continuing to work with other agencies to improve roadways and implement a regional trail system.

Elburn is continually **growing more diverse**. Young professionals are being attracted to the Village's residential opportunities and accessibility to the larger region, and established families are rooting themselves in the community and benefiting from local parks, festivals, and strong community values. Commercial businesses are being attracted to the community due to smart growth patterns, a growing population base, and high quality services being provided by the Village and other taxing districts.



Achieving an appropriate mix of land uses is fundamental to ensuring that the Village's overall goal of preserving its character as a charming place to live and a prosperous area for business is achieved. Thus far, growth in the Village has been well-planned and diverse, resulting in a balanced tax base. The land use plan recommends continuing this sustainable growth pattern and integrating land uses with one another so that community cohesion and a sense of vitality remains. Elburn's established character will remain balanced with new development, maintaining an environment desirable to developers and residents alike.

The Land Use Plan presented in this chapter is based on local desires, existing conditions and professional recommendations, and is designed to assist the Village of Elburn in achieving greater livability through appropriate land use and housing.

“Livability”

GO TO 2040 identifies “*Livability*” as an important concept that captures the values and priorities of residents across the Chicagoland region. The following are characteristics of livable communities:

- Livable communities are healthy, safe, and walkable.
- Livable communities offer transportation choices providing timely access to schools, jobs, services, health care, and basic needs. They offer their residents opportunities for recreation, participation in the arts, and involvement in the governance of their communities.
- Livable communities are imbued with strength and vitality, features which emerge from preserving the unique characteristics that give our diverse communities “a sense of place.”

(Source: GO TO 2040, Chicago Metropolitan Agency for Planning, October 2010)

Land Use Goal

The Village will maintain a high quality of life for residents, business owners and visitors through carefully managed growth that diversifies the tax base and provides a desirable balance between the built and unbuilt environment.

Objectives

- Encourage development that strengthens the community, is consistent with the Vision Statement, and is sustainable into the future.
- Locate, prioritize, and sequence growth in a logical manner based upon contiguity, existing infrastructure, and the ability to provide community services.
- Maintain and strengthen established residential areas, while diversifying housing options to attract new residents and provide housing opportunities for people in varying stages of life.
- Maintain existing and attract new commercial and industrial development, to diversify the local tax base and economy, and strengthen the small town character.
- Ensure compatibility and connectivity are maintained throughout the Village and between developments.
- Coordinate and work with local groups and organizations to achieve mutual goals.
- Adopt smart growth principles to carefully manage growth and ensure sustainability.
- Provide an adequate amount of open space and parkland to serve a growing population.
- Perform additional planning studies if necessary to further the intent of the Land Use Plan.
- Create policies or incentives to encourage infill development over greenfield development.

Land Use Designations

The Land Use Plan identifies specific land uses and development characteristics for the Elburn community and its potential growth areas. These designations indicate the preferred form and type of development that should be incorporated as new development and redevelopment occurs. Land use designations do not necessarily reflect the existing land use; rather, they indicate a preferred land use for the future based on input received during community outreach activities, technical analysis and regional influences.

Agriculture

Agricultural land contributes significantly to Elburn's rural character. Though some existing agricultural properties have been identified for the development of different land uses, several agricultural areas are envisioned to remain to support efficient land use patterns and preserve agriculturally-productive farmland. Smaller tracts of agricultural land within residential developments are recommended for future community or neighborhood gardens and urban agriculture.

Additional information on agricultural land can be found in **Chapter 5: Natural Resources, Local Food, and Sustainability Plan**.

Single Family Residential

Single family residential will continue to be the predominant land use in terms of land area in the Village, though the style, built form, and lot sizes will vary between neighborhoods. Single family residential areas will generally be characterized by detached homes, but will also accommodate attached structures such as townhomes or duplexes, occupied by one household or family.

Additional information on single family residential areas can be found in **Section 2.2, Residential Development Plan**.

Multi-Family Residential

Areas designated for multi-family residential land uses reflect existing multi-family developments and new multi-family developments that are strategically located to provide a transition between commercial uses and single family residential uses, or to be centrally located near the Downtown and Elburn Metra Station to generate a higher population within walking distance. The density of multi-family residential products will vary between developments, along with the overall design.

Additional information on multi-family residential areas can be found in **Section 2.2, Residential Development Plan**.

Community Facilities

This land use category includes properties that are public or semi-public in nature, including Village and publicly-owned properties, educational facilities, libraries, recreational facilities, religious institutions, and cemeteries. Community facilities promote a sense of place within a community, provide important community services and functions, and can help attract private investment. The Land Use Plan does not preclude the Village and other governmental agencies from planning and constructing additional facilities when needed, to maintain an adequate provision of services.

Additional information on community facilities can be found in **Chapter 4: Community Facilities and Community Character**.

Commercial

Areas planned for commercial development are intended to accommodate businesses selling goods or services to consumers. This includes retail shops, dining establishments, repair shops, office uses

and more. These areas are concentrated along major traffic corridors and at key intersections to benefit from high traffic volumes, visibility and activity generators. They may involve expanding the Village's existing commercial areas, or planning for future developments. Achieving an appropriate mix of commercial businesses will help sustain nearby residential developments and create demand for additional commercial uses in the area.



Existing commercial development in Elburn – May 2012

Commercial developments will take on a different form depending on their location in the Village. Retail nodes are recommended at the primary intersections of IL Route 38 and IL Route 47, and IL Route 47 and Keslinger Road. Commercial uses in other locations are envisioned to be service-oriented and consist of professional offices, laboratories, and employment centers to be compatible with adjacent residential developments and other less intensive land uses. Additional information on commercial areas can be found in **Section 2.3, Commercial Development Plan**.

Mixed-Use

Mixed-use is characterized by multiple land uses in close proximity to one another. These developments may be in the form of mixed-use buildings with a commercial use on the ground floor and offices or residential units above, or different land uses sited within the same development. Desirable locations for mixed-use development include downtown districts and areas served by transit facilities such as commuter rail.

Additional information on mixed-use development can be found in **Section 2.3, Commercial Development Plan**.

ELBURN METRA STATION AREA

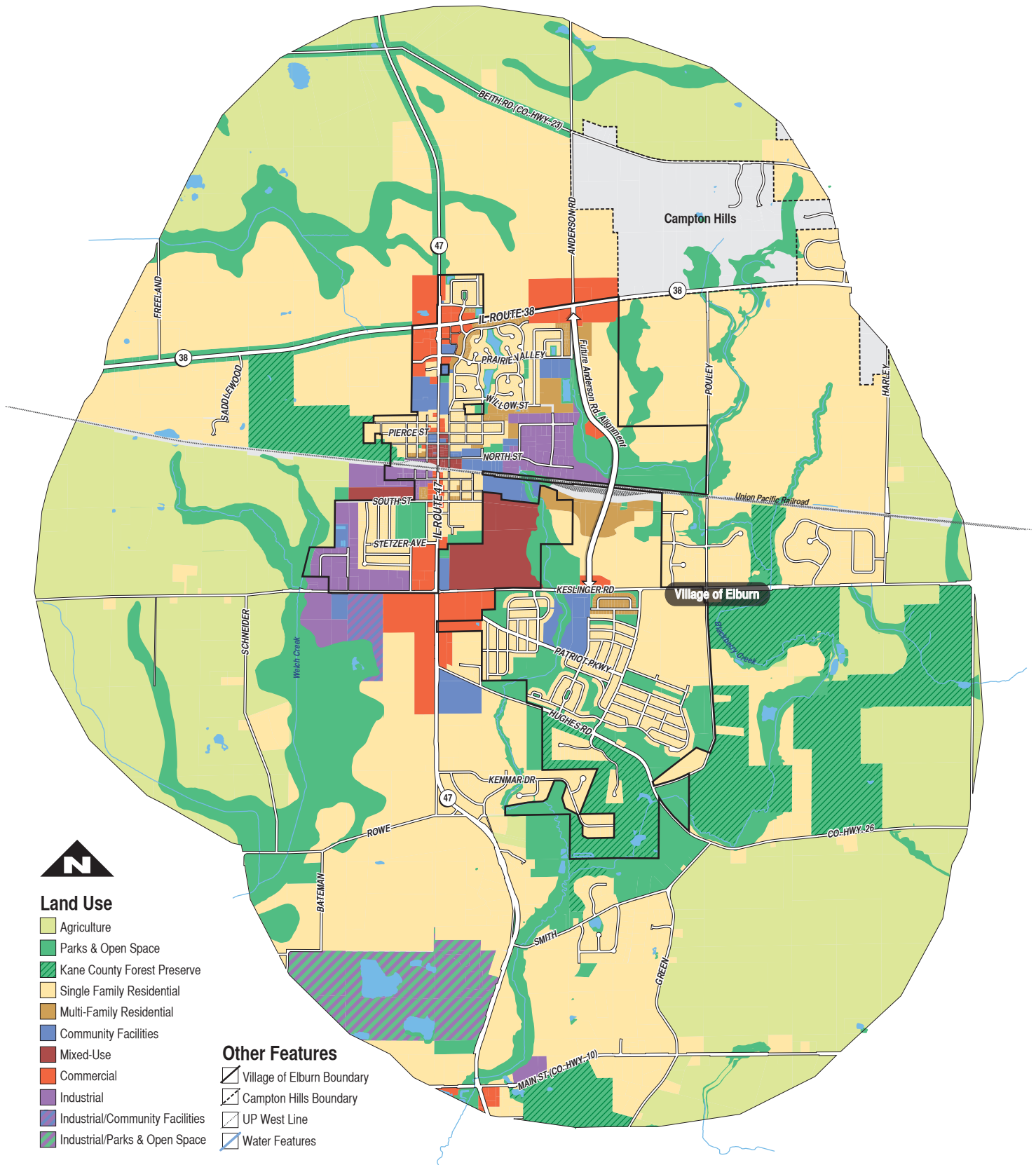
Mixed use development within a half mile of the Elburn Metra Station should be categorized as transit-oriented development (TOD). A TOD is a mixed use residential and commercial area that has been planned and designed to maximize access to public transportation, or the Elburn Metra Station. The Elburn Metra Station should function as the center of the development, and be surrounded by relatively high-density development that progressively decreases in density as you move away from the center.

TODs are walkable communities that accommodate healthier and active lifestyles, expand mobility choices, improve access to jobs and economic opportunities, and increase transit ridership. As the Comprehensive Plan is reevaluated, other areas in the Village may be appropriate for mixed-use or transit oriented development. The Land Use Plan should not preclude quality mixed-use developments in the future should they be proposed.

Industrial

Industrial uses include manufacturing, storage, and warehouse/distribution facilities. Existing industrial uses are envisioned to remain in their current locations. New industrial uses are planned to be located in areas where they can capitalize on close proximity to regional transportation corridors, including the Union Pacific Railroad, Keslinger Road, IL Route 47 and IL Route 38. Desirable locations for industrial uses minimize potential associated negative impacts on residential or other adjacent properties. Industrial uses help maintain a diverse tax base in the Village and provide employment opportunities.

Elburn Land Use Plan



INDUSTRIAL/COMMUNITY FACILITIES

The St. Charles Sportsmen's Club is a community facility currently located on the south side of Keslinger Road, west of IL Route 47. This facility is envisioned to remain in its current location; however, as development pressures in the area increase, the Club may decide to relocate. Should the use vacate the property, the Comprehensive Plan recommends that this site redevelop with an industrial use to ensure compatibility with surrounding parcels and benefit from a location on a regional transportation corridor.

INDUSTRIAL/PARKS & OPEN SPACE

The LaFarge Elburn Pit is currently being mined under a mining license with Kane County. The Reclamation Plan approved by the County as part of the mining license identifies that this area will be reclaimed to open water bodies and native vegetation once the Pit is no longer in operation. Recognizing that this site is located over the Elburn Bedrock Valley, an important water resource in Kane County, the Comprehensive Plan supports green space as the long-term use of this property to minimize negative impacts to groundwater quality; however, supports the continued operation of the LaFarge Elburn Pit throughout the duration of its mining license.

Parks & Open Space

This land use category reflects both existing and proposed parks and open space areas. Areas designated for future parks and open space capitalize on environmentally sensitive areas, proposed residential development, and distinctive community facilities. They will reinforce the family-oriented character of the Village while offering residents and visitors a place to recreate and relax.



Prairie Park - May 2012

Additional information on future parks and open space amenities can be found in **Chapter 4: Community Facilities and Community Character**.

Kane County Forest Preserve

Existing Forest Preserves within the Village of Elburn and its planning area will remain in their current locations; however, the Village does not anticipate any new Forest Preserve sites during the life of this Comprehensive Plan.

SECTION 2.1 Growth Strategies

Strategic land use and development planning is an essential part of successful growth because it ensures long-term economic, social, and environmental sustainability. The Village of Elburn should continue to participate in and encourage development that strengthens the community, is consistent with the community's Vision, and is sustainable into the future.

Overall, the Village should only support new development at a rate that can be sustained and serviced by existing infrastructure and service capacities. If a proposed development exceeds these capacities, a plan for providing the necessary services and facilities should be provided to ensure that the Village's existing levels of service are maintained or improved. Where appropriate, impact fees or cash-in-lieu requirements should be implemented so that existing residents and businesses are not burdened by the infrastructure and service needs of the additional population or activity.

The Land Use Plan contained in this section provides guidance for elected and appointed officials for new developments/redevelopment, as well as for future annexation requests. To promote efficient, well-planned growth, three different types of growth areas are identified and prioritized as follows:

Infill Development and Redevelopment

Properties recommended for infill development are properties that are currently vacant or underutilized within the Village's municipal limits. These properties should be targeted as priority growth areas to capitalize on existing infrastructure and utility systems, and to promote compact, coordinated growth. Locating compact, contiguous development where community infrastructure and services already exist is more efficient, fiscally responsible, and less impactful than sprawl development.

Primary Expansion Areas

Primary expansion areas are those areas outside the Village's current municipal limits which should be considered first for future annexations and developments. The majority of these areas are located immediately adjacent to the Village or proximate to existing developments. It is anticipated that growth in these areas would be more easily connected to future water and sewer infrastructure and other utilities than isolated developments proposed in the Village's long-term potential growth areas. Implementing this strategy will assist the Village in expanding its land area while discouraging "leap-frog" development. To assist in future planning for primary expansion areas, the Village should pursue annexation agreements with property owners to resolve infrastructure, service provision, zoning and land use issues prior to annexation.

Long-term Potential Growth Area

Properties identified for long-term potential growth are those that are located within Elburn's planning area, but not adjacent to the Village's current municipal boundary. Future development in these areas will need to be reviewed on a case by case basis to ensure that the proposed development is a positive addition to the Elburn community and that adequate infrastructure and community services can be provided.

Generally, the Village should look at growth into these areas as a long-term goal. This will help the Village control its own destiny and maintain Elburn's high quality of life. Targeting these areas as long-term goals will also discourage sprawl development and reduce potential infrastructure costs from widespread expansion. Careful planning will continue to be necessary as development occurs in these areas to ensure that necessary community facilities are provided and a high level of service continues. Development in these areas will likely require new park sites, schools, fire stations, and utilities.

Incorporating Smart Growth Principles

The Village of Elburn should encourage developers to implement smart growth development practices in future development proposals. Smart growth supports development and conservation strategies that protect the natural environment while making communities more attractive, economically stronger, and socially diverse. The ten guiding principles of smart growth are outlined below.

1. Mix Land Uses

Smart growth principles identify the promotion of mixed land uses as a critical component of achieving better places to live. Locating different land uses in close proximity to one another reduces dependency on the automobile, promotes non-motorized transportation options, and maintains an invigorated atmosphere. If implemented properly, it attracts a diverse population and commercial base, which supports public transit and promotes pedestrian activity.

The Village's land use plan encourages a mix of land uses proximate to the Downtown and Metra Station, as well as along major transportation corridors.



This photo illustrates a small scale, mixed-use development on Third Street in Geneva, IL. It features commercial uses on the ground floor, and multi-family residential units above.

2. Take Advantage of Compact Building Design

Historically, conventional development practices in suburban or rural environments consume a substantial amount of land which contributes to sprawl, high infrastructure costs, and the inefficient use of land and natural resources. Compact building designs enable a community to develop in a manner that preserves more open space and uses land more efficiently. It supports multiple transportation choices including public transit, and reduces the cost of providing necessary community services like water and sewer for municipalities. The Village should promote compact building design proximate to Downtown Elburn and the Metra Station.

3. Create a Range of Housing Opportunities and Choices

The provision of diverse, quality housing is a cornerstone of smart growth strategies. Throughout community outreach activities, the Elburn community identified a desire for the Village to diversify the type and range of housing options in the community to ensure that housing is available to meet the needs of residents “cradle-to-grave.” The land use plan and residential development plan include recommendations that are supportive of a diverse housing stock. As the Village reviews future development proposals, it should make sure that proposals are reflective of this desire.

4. Create Walkable Neighborhoods

Walkable neighborhoods are desirable places for people to live, work, worship and play. Walkable communities are fostered by mixing land uses, building compactly, and creating an inviting pedestrian realm. Within the Village of Elburn, walkable neighborhoods are most necessary proximate to the Downtown and Metra Station, though all future development should include pedestrian amenities and linkages. Existing development in the Downtown Business District supports walkability due to a traditional grid street pattern and dense development. The Village should continue to promote walkability in these areas by enhancing the pedestrian atmosphere and restricting the type of development/redevelopment that can occur. Many benefits of pedestrian-friendly communities have been identified, including lower transportation costs, greater social interaction, improved personal and environmental health, and expanded consumer choice.

5. Foster Distinctive, Attractive Communities with a Strong Sense of Place

Placemaking encourages and promotes communities that have a strong sense of place, and are distinctive and memorable. Smart growth principles encourage communities to craft a vision and set standards for development that are reflective of community values and culture. In a community with significant growth potential like Elburn, this principle suggests focusing on the attributes that make it unique and reinforcing them. Unique attributes can include natural and man-made boundaries and landmarks, historic buildings and past events, community groups or values, and more.

Specific recommendations for how the Village can ensure that it remains a community with a strong sense of place can be found in **Chapter 4: Community Facilities and Community Character**.

6. Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas

One of the key components of smart growth is the preservation of open space, farmland and other natural areas. Preserving these areas protects a community’s most valuable assets, helps reduce development costs by directing development to more appropriate areas, improves community quality of life, and bolsters local economies.

Preserving open space and farmland has consistently been identified as a priority for Elburn through community outreach activities, as well as within the greater region through the Kane County 2040 Plan and CMAP’s GO TO 2040 Regional Comprehensive Plan. The Village’s land use plan supports the preservation of these areas by planning around environmentally sensitive corridors and the

rural character evoked by open space and farmland. The Village should ensure these areas are maintained to reinforce the natural and bucolic character of the area and promote environmental stewardship for future generations.

Specific recommendations for how the Village will preserve these areas can be found in **Chapter 5: Natural Resources, Local Food, and Sustainability Plan.**

7. Strengthen and Direct Development Toward Existing Areas

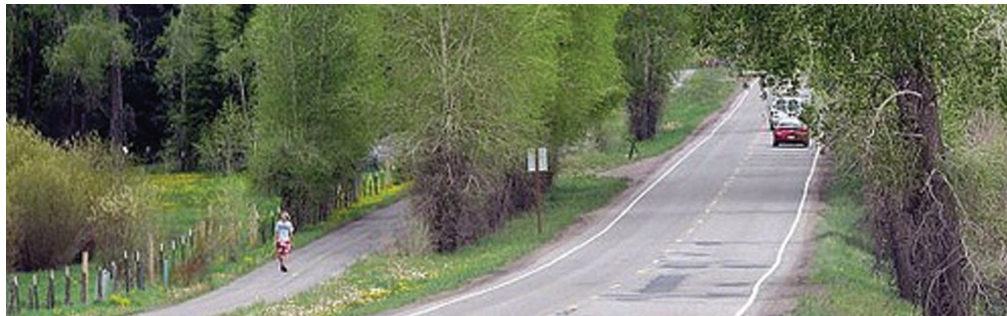
Smart growth promotes directing new development toward existing development that is already served by infrastructure, supporting the Village's goal of prioritizing infill development. Benefits of this can include increased efficiencies of land and infrastructure, reduced development pressure on agricultural land, higher cost effectiveness, and reinvigoration of older parts of Elburn.

8. Provide a Variety of Transportation Choices

Promoting multi-modal transportation with supportive development patterns creates a variety of transportation options. The Village should ensure that future planning activities coordinate land use and transportation planning elements and are supportive of all modes.

9. Make Development Decisions Predictable, Fair and Cost Effective

For the Village of Elburn to be successful in promoting smart, sustainable growth, developers and land owners must embrace the Village's long-term vision. Smart growth principles identify that governments making the right infrastructure and regulatory decisions will support fair, predictable, and cost-effective smart growth; and, developers and land owners will have more confidence proposing new development.



Source: Dan Burden, Walkable and Livable Communities Institute

This rural road accommodates motorized traffic, pedestrians and cyclists, thus providing multiple transportation options.

Oftentimes, there are regulatory or financial barriers developers must overcome to successfully realize developments that reflect the principles of smart growth. By expediting the approval process and maintaining up-to-date development codes and ordinances, the Village can support and encourage smart growth. Investing in the community infrastructure will further assist the Village in promoting stewardship to smart growth.

Smart growth development projects require partnerships and cooperation to succeed. Local zoning does not traditionally permit smart growth developments and infrastructure investments are typically needed. To be successful in promoting smart growth developments, the Village will need to partner with developers, other governmental agencies and service providers.

10. Encourage Community and Stakeholder Collaboration in Development Decisions



Elburn Comprehensive Plan Steering Committee workshop in May 2012.

Proactive and early community and stakeholder collaboration results in an improved planning solution with increased chances of successful and smooth implementation. It requires agency leadership, creative thinking, and persistence. Public participation and ownership throughout the process legitimizes the final solution. The Village of Elburn should involve the community at-large in growth decisions and development to ensure more popular and sustainable results, and reinforce the community as a great place to live, work, worship, and play.

Coordination with Other Entities

The priority of the Elburn Comprehensive Plan is to address the Village of Elburn's needs and desires; however, it also is reflective of how Elburn fits into the larger Chicago metropolitan region. Quality planning requires the Village to coordinate with other entities to ensure that complementary visions are formed and future collaboration continues. This is especially important to address issues that extend beyond municipal boundaries such as the provision of regional transportation corridors and conserving environmental resources.

Successful coordination with other entities will help to minimize the impact of growth associated challenges on the Village, and ensure the adequate provision of community services continues to be provided. It will help the Village identify opportunities for coordinated investment, improve access to information, and invest strategically in local and regional infrastructure.

Kane County

The Village should work closely with Kane County to remain well integrated with the larger region, manage and conserve environmental resources, and implement a strategic transportation system that provides good connectivity both within the Village and beyond its municipal boundaries.

Campton Hills

The Village of Elburn's and the Village of Campton Hill's planning areas overlap northeast of Elburn's current municipal boundaries, thus communication between the two municipalities will become increasingly important as growth occurs. Enhanced communication will ensure mutually beneficial compatibility and connectivity between the communities.

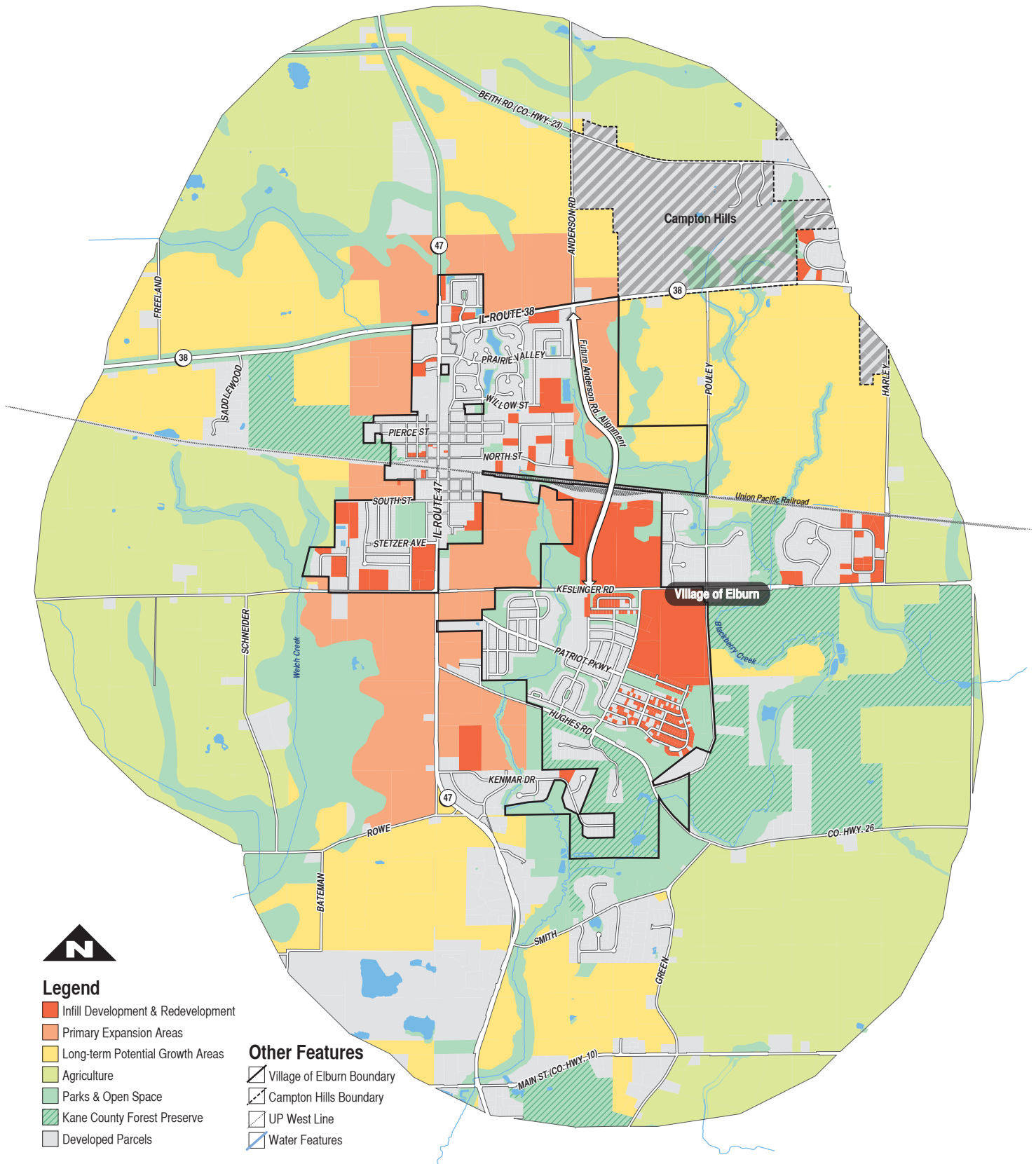
Elburn's Comprehensive Plan shares several of the recommendations identified in Campton Hills' Comprehensive Plan; however, the Village should continue to be mindful of Campton Hills' planning priorities and work to reach a mutual agreement on future planning efforts. It is recommended that the Village consider pursuing a boundary agreement with Campton Hills to ensure that future conflicts over annexation, incorporation, consolidation, land use, revenue, service provision and other intergovernmental issues will be avoided.

Chicago Metropolitan Agency for Planning

The Chicago Metropolitan Agency for Planning (CMAP) developed GO TO 2040, the first regional comprehensive plan for the Chicago metropolitan area, in October 2010. The Village received funding from CMAP to develop a Comprehensive Plan that is consistent with the principles identified in GO TO 2040.

Elburn's Comprehensive Plan reflects many of GO TO 2040's principles as they relate to land use/development, transportation, environmental features/open space, community character, and public facilities and services; however, the Village should continue to coordinate with CMAP as future growth occurs in the community and its planning area. Doing so will ensure that growth remains compatible with regional economic and demographic changes.

Elburn Growth Strategies Plan



SECTION 2.2 Residential Development Plan

The Village of Elburn is, and is anticipated to remain, a predominantly residential community. Currently, the Village's housing stock consists primarily of single family homes, though their age, character, architectural style and overall condition varies. Multi-family housing is interspersed throughout the Village as well, and generally provides a buffer between single family homes and non-residential uses. Combined, residential areas contribute significantly to the Village's established character.

Residential Goal

The Village will maintain and strengthen established residential areas, while diversifying housing options to attract new residents and provide housing opportunities for people in varying stages of life.

Objectives

- Encourage new multi-family housing and mixed-use developments in strategic locations throughout the community, including locations that are within easy access of transit, community services, and retailers.
- Foster interesting and attractive designs for new residential development.
- Integrate the natural environment into residential development design for aesthetics, enhanced biodiversity and effective stormwater management.
- Support developments with varying unit type, size, style, and price for those with different housing needs.
- Promote high-quality construction and design that is consistent with the semi-rural character of the community as it relates to architectural design, scale, materials, and details.
- Carefully review housing proposals to ensure any impacts to local infrastructure, open space, natural resources, farmland and the character of the community are addressed.
- Maintain connectivity between residential areas and adjacent non-residential uses.
- Identify residential structures that are historically significant and preserve them for future generations.
- Actively enforce property maintenance requirements to ensure that properties do not fall into a state of disrepair.
- Maintain a database of foreclosure properties within the Village, and create an inspection program designed to prevent these properties from having a detrimental impact on surrounding properties.
- Require adequate buffering be maintained between residential developments and non-residential developments.
- Support infill development within existing residential neighborhoods before greenfield development.

Single Family Residential Recommendations

The **Residential Development Plan** builds upon existing single family neighborhoods within Elburn, and identifies new areas for single family residential uses. The majority of the Village's current housing stock consists of single family detached homes, and the land use plan recommends that this trend continue as the Village grows. Specific recommendations to be considered in single family residential areas as revitalization and growth occur are outlined below.

Infill Development

During high growth periods, newer single family neighborhoods were developed on curvilinear streets and cul-de-sacs in the Village. Many attractive amenities were incorporated into these master planned developments, including communal parks and green space areas, modern architectural styles and on-site detention areas. Much of the infrastructure necessary to serve the built out subdivisions was installed at the front end, but individual lots developed at random intervals based on consumer choice. The recent economic downturn slowed growth throughout the region, resulting in somewhat fragmented neighborhoods with an abundance of vacant lots. In Elburn, this phenomenon is most evident in the Blackberry Creek subdivision, east of Blackberry Creek Drive.

During slow growth periods, the Village should ensure that vacant properties are maintained so as not to become a nuisance to the occupied homes around them. Vacant property owners should be required to mow grass regularly and maintain parcels that are free of debris and undesirable materials.

As the market recovers and development resumes again, it will be important that new single family structures in these neighborhoods be constructed with the same, or equivalent, design standards as the existing homes to ensure that the integrity of these residential neighborhoods remains intact. New structures should be constructed sensitive to the existing homes around them and should be similar in scale, design and materials.

Residential Improvements

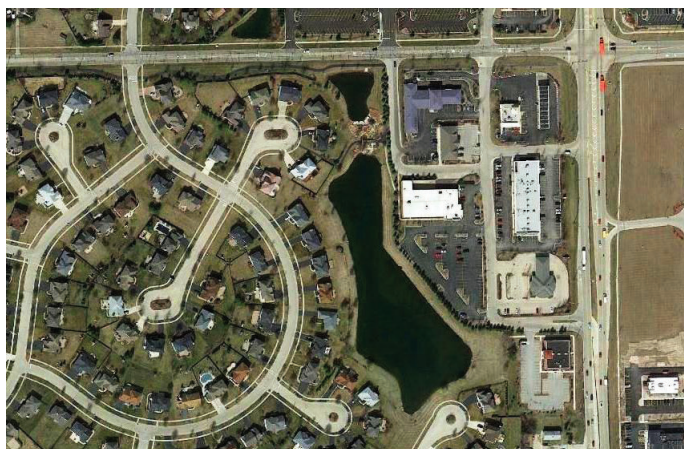
Established single family neighborhoods anchor the Village's Downtown. The majority of residences in these areas are older, and their condition varies along with architectural styles. Ongoing maintenance and improvement efforts should occur throughout these areas to ensure these neighborhoods remain an asset to the Village and reflect the Village's desired character. Existing single family homes that are in need of improved maintenance, external façade or internal infrastructure improvements should be identified and the Village should actively enforce better maintenance efforts and property management until the properties comply with the appropriate development codes and regulations.

Design Recommendations

It is important that new development in the Village and its planning area remains sensitive to the community's small-town character and is compatible with surrounding land uses. However, it is recommended that the Village diversify the type and range of housing options in the community to ensure that housing options are available to meet the needs of residents "cradle-to-grave." This includes the provision of smaller lot sizes and varied home sizes. To ensure that new development is a positive addition to the community, despite any differences in design, the following guidelines are recommended:

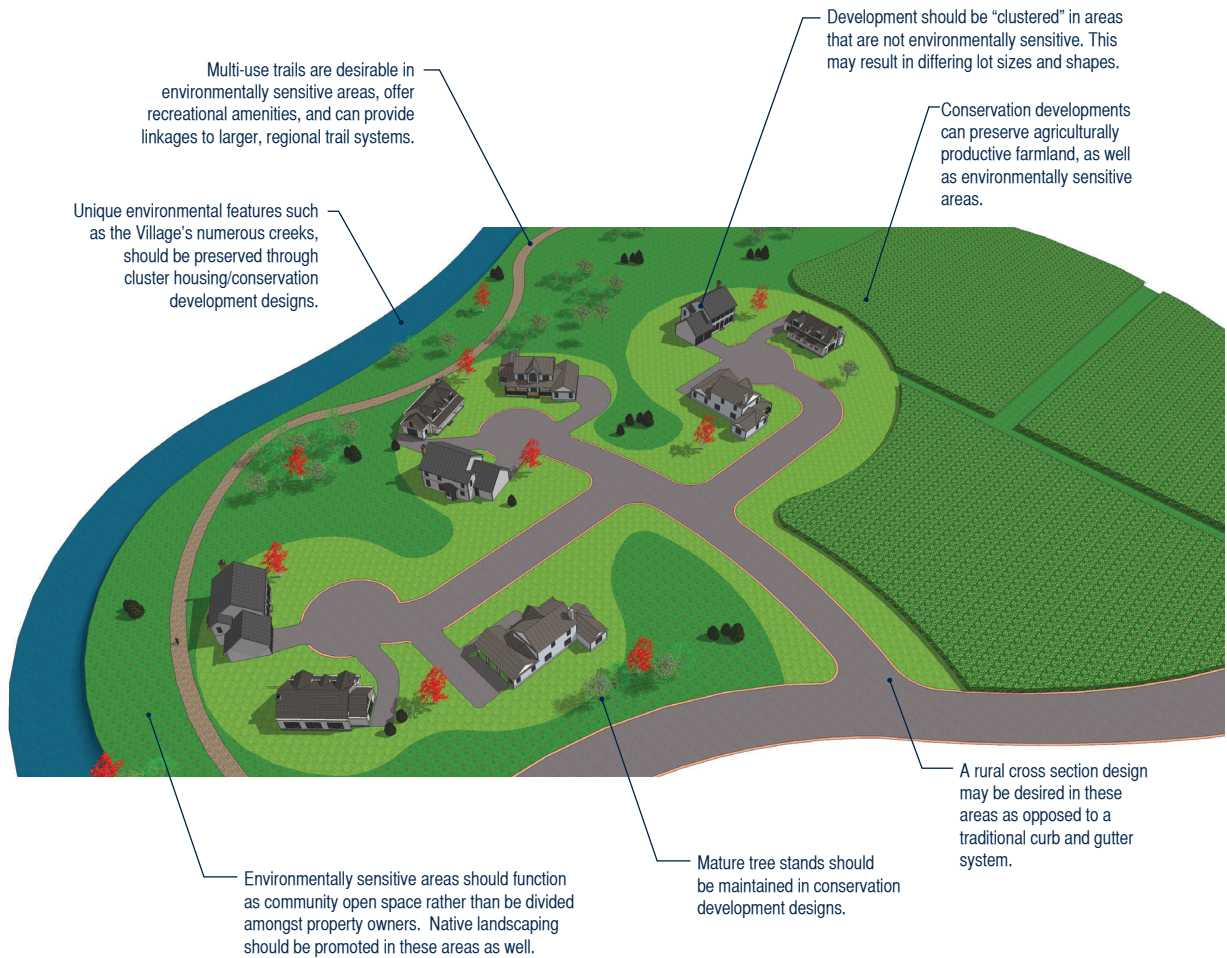
BUFFERING FROM ADJACENT, NON-COMPATIBLE USES

Buffering that is both vertical and horizontal in nature should be installed between residential and non-residential uses to minimize negative impacts to residential properties. Buffering can be achieved by means of landscaping, berming, or the construction of an attractive barrier such as a decorative, tiered retaining wall.



This aerial photograph illustrates vertical and horizontal buffering between a single family residential development and commercial development. Trees line the rear of commercial properties, providing a vertical buffer; and, detention ponds provide horizontal buffering between the homes and commercial properties.

Cluster Housing/Conservation Development Concept



CLUSTER HOUSING/CONSERVATION DEVELOPMENT

Cluster housing, or conservation development, concentrates residential units and related improvements to specified areas of a site, to allow the remaining land to be preserved as open space. This development practice is generally encouraged in areas that are environmentally sensitive or unstable as it allows a developer to cluster permitted units in a stable part of the site. This promotes preservation of unique natural features such as mature tree stands, interesting topography, water bodies, and animal habitats. These sensitive areas can then be integrated into the surrounding development and become key features and amenities.

While desirable, cluster housing often requires variances from zoning ordinances and development regulations because it results in reduced lot sizes, smaller frontages, and reduced setbacks. The Village of Elburn should amend their development codes and regulations to allow cluster housing in sensitive areas, especially within the Blackberry Creek watershed, to encourage interesting and sustainable development.

NEIGHBORHOOD OPEN SPACE

Neighborhood parks are generally small in scale and are designed to meet the everyday needs of the surrounding residential area. They provide a place for nearby residents to walk for recreational purposes and contain playgrounds, benches or small open space areas for active or passive recreational purposes.

As new development occurs, neighborhood parks are desirable within ¼ mile or ½ mile of all single family homes, without requiring residents to cross a major road such as IL Route 47, IL Route 38, Keslinger Road or Hughes Road. The land use plan does not identify future development design, so the Village should ensure that adequate neighborhood open space is provided as it reviews future development proposals.

Furthermore, the Village should promote community gardening and local food production on appropriate parcels located throughout new residential neighborhoods or within greenway corridors.

IMPACTS TO LOCAL INFRASTRUCTURE

A fundamental function of the Village is to ensure that all residents are adequately served by quality infrastructure. As growth occurs within the Village and its planning area, the Village should serve as a liaison between different providers, including Kane County and the State, to ensure that infrastructure needs are being met and that impacts to existing systems are either minimal or being addressed as development occurs.

Connectivity

Opportunities for improved connections between new and established single family neighborhoods, as well as the Village's non-residential areas, should be promoted in new development proposals. The Village should ensure that all areas are connected through continuous trails, sidewalks, roads, utilities, and telecommunications. This will foster healthier lifestyles within the community and encourage alternative modes of transportation so that Village residents and visitors are not dependent solely on automobiles to get around. New residential subdivision proposals should include streets that connect into the Village's existing street system, as well as stub streets for connection into future development. Green space areas should be linked with trails, and paths should be implemented that connect residents directly to nearby commercial uses. A comprehensive wayfinding signage program should be developed to help residents and visitors navigate through the Village's different areas.

Single Family to Commercial Conversion

As Elburn's Downtown undergoes revitalization and the IL Route 47 corridor develops, single family homes just north or south of the Downtown area may experience additional development pressures, or be presented with opportunities, for conversion into non-residential uses. The Village should support these conversion opportunities if appropriate land uses are proposed and any negative impacts resulting from the conversion can be mitigated.

ADAPTIVE REUSE OF SINGLE FAMILY HOMES FOR COMMERCIAL USES

Adaptive reuse is preserving an existing structure, but reinventing it for a purpose other than what it was originally built or designed for. In this instance, adaptive reuse would consist of retrofitting single family homes so they can be used as professional office space or commercial uses. Adaptive reuse provides environmental and economic benefits. It is oftentimes viewed as a land conservation strategy and reduces sprawl within a community. The Village should encourage potential conversion properties to utilize existing residential structures so long as they are structurally sound and contribute positively to desired community character.



The offices of Ottosen Britz in Elburn, IL are a successful example of how a former single family home can be adaptively reused for a commercial use.

Mixed-Use Center

Mixed-use centers are characterized by multiple land uses in close proximity to one another. They may be in the form of mixed-use buildings with a commercial use on the ground floor and offices or residential units above, or different land uses sited within the same development.

Areas designated as Mixed-use Centers offer convenient amenities for the surrounding residents and workforce, sales tax revenue for the Village, and housing choices for residents. This land use supports local businesses and employment opportunities, as well as a variety of housing opportunities.

In appropriate locations, multi-family residential should be constructed as part of a mixed-use center. Proximate to the Downtown and Metra Station areas, mixed use development should become the dominating land use to provide a consistent customer base within walking distance of a variety of businesses where daily needs can be met.

In an effort to be sensitive to the surrounding community context, mixed use buildings may be up to three stories in height, so long as they are in character with adjacent developments. Attractive rooflines, decorative architectural elements and quality materials should be used.

Multi-Family Residential Recommendations

During community outreach activities, participants expressed desire for the Village to diversify the type and range of housing options in the community to ensure that housing options are available to meet the needs of residents “cradle-to-grave.” This includes the provision of additional multi-family residential opportunities and rental housing. Providing these opportunities will ensure the long-term vitality of the Village.

Traditionally, multi-family residential developments are constructed close to commercial uses or the Downtown core to provide a larger population within walking distance of these businesses and to provide a logical buffer between these uses and lower intensity uses such as single family residential development. As the Village considers the development of multi-family residential in the future, the following recommendations should be considered:



The Blackberry Creek subdivision in Elburn provides multi-family housing options that exist in harmony with nearby single family homes.

Density & Height

The density of multi-family residential developments will vary, but multi-family housing should not imply multi-story, urbanized, high density development as many may perceive. While multi-family developments usually have a higher density than single family neighborhoods, standards should be put into place to reduce the perceived density and maintain the Village’s rural character. These standards should include the use of single family residential design elements, flexible parking design, building siting and orienta-

tion requirements, and building mass and scale regulations. Multi-family residential buildings may be up to three stories in height, so long as they incorporate the recommended design elements and are in character with adjacent developments.

Should density remain a sensitive topic in the community, the Village should pursue the creation of multi-family residential design guidelines to ensure that all future multi-family developments are reflective of the Village's desired image, but continue to offer residents multiple housing options.

Provision of Open Space

Similar to single family residential areas, multi-family development benefits from the provision of open space because it provides a space for social interaction and safe play areas for children. In a multi-family residential development, the provision of open space can also reduce the perceived density of a development. New multi-family developments should include centralized open space areas and pocket parks that are accessible from many units. Ideally, a series of connected open space areas with varying usage should be encouraged. This will enhance the development's character and desirability, and strengthen the Village's park system.

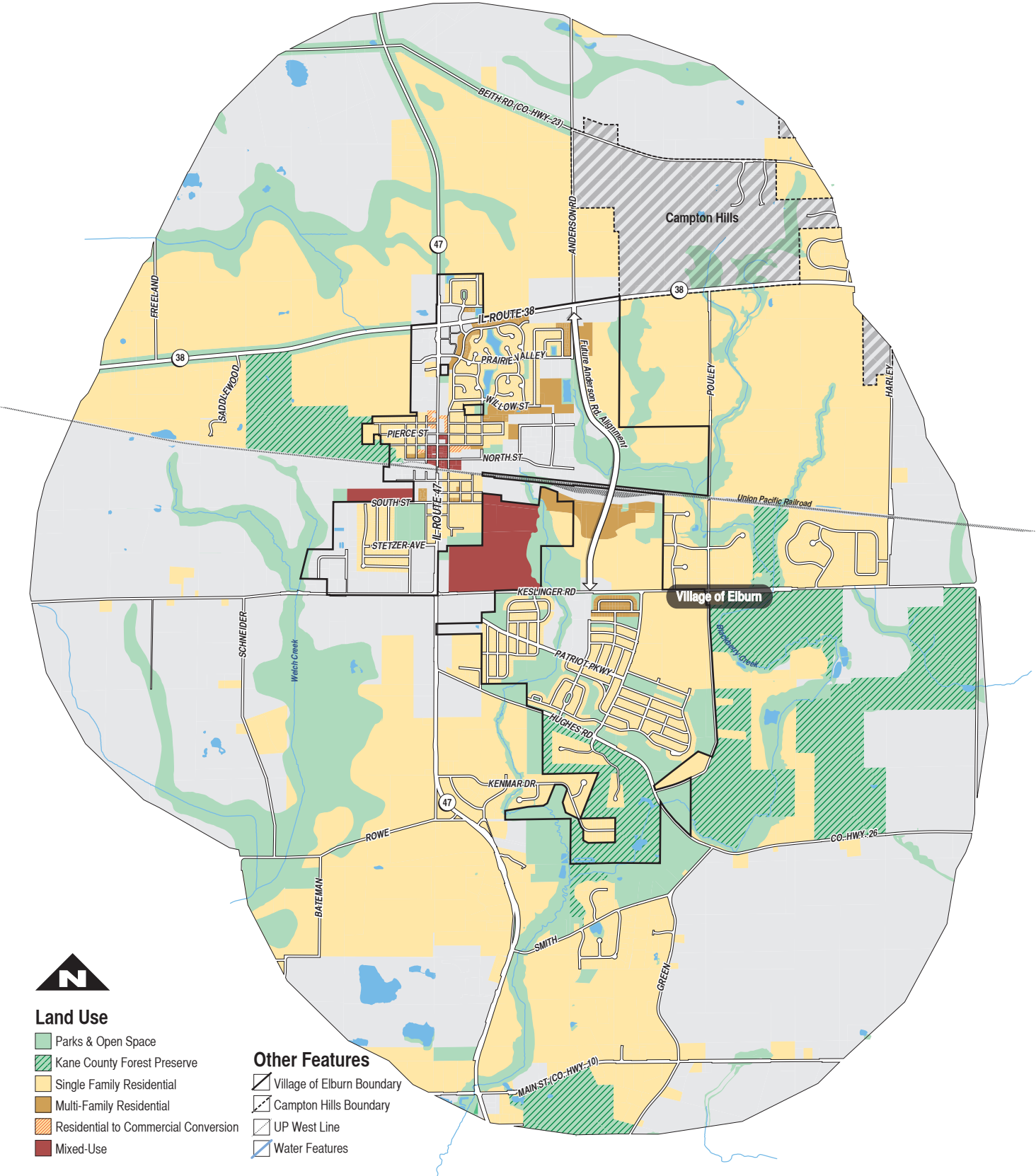


This residential development in Naperville, IL illustrates how a centralized open space with an attractive water feature, gazebo, green space and landscaping can be integrated into a multi-family development.

Affordable Housing

In an effort to provide a variety of housing options within the community, the Village of Elburn should support the development of affordable housing where viable to accommodate its fair share for the region, while remaining sensitive to the needs and desires of existing residential areas. Affordable housing should be constructed with the same high quality design standards as other forms of housing and should be appropriately buffered from other uses.

Elburn Residential Plan



Section 2.3 Commercial Development Plan

A primary function of the Commercial Development Plan is to create a diverse and sustainable business environment that strengthens the Village's tax base, provides local employment opportunities and desired goods and services to residents.

Commercial Goal

The Village will develop and follow a marketing plan that maintains existing and attracts new commercial and industrial development, to diversify the local economy and strengthen the small town character.

Objectives

- Promote the development of coordinated commercial nodes at key locations rather than widespread strip commercial development.
- Work with the Chamber of Commerce to actively market and promote the Village's Downtown and Metra Station areas to encourage revitalization, attract new businesses, and retain existing businesses.
- Promote pedestrian-oriented development in the Downtown Business District to create an active atmosphere.
- Support the expansion of the industrial area along Keslinger Road.

Commercial Development Types

Commercial

This land use category accommodates the Village's existing commercial areas outside of the Downtown Business District, as well as new commercial development envisioned in these areas. Generally, this form of commercial development is auto-oriented and caters to users arriving by automobile. Regional commercial land uses serve Elburn residents and external customers, resulting in a tax base benefit for the Village and other taxing districts serving the Elburn community. Examples of regional commercial businesses include grocers, hardware stores and other big boxes, and financial institutions. These are necessary uses within the Elburn community; however, the Village should ensure that these developments are well integrated into surrounding developments and boast an attractive, sustainable design.

Mixed-Use

Mixed-use is characterized by multiple land uses in close proximity to one another. They may be in the form of mixed-use buildings with a commercial use on the ground floor and offices or residential units above, or different land uses sited within the same development.

Areas designated as mixed-use offer convenient amenities for the surrounding residents and workforce, sales tax revenue for the Village and housing choices for residents. This land use supports local businesses and employment opportunities, as well as a variety of housing opportunities.



This photo is an example of a three story mixed-use development in Naperville, Illinois.

Mixed-use development features a pedestrian friendly environment and dense development pattern that are shaped by a traditional street grid with short block lengths. It is conducive to walking between destinations and should be enhanced with attractive streetscaping, wide sidewalks, on-street and nearby parking, and a continuous streetwall. A continuous streetwall can be achieved with sequential building frontages, or attractive fencing and landscaping.

Commercial Recommendations and Tools

The Elburn community envisions future commercial development in the Village as attractive, coordinated groupings of compatible businesses. National retailers are desirable outside of the Downtown's boundaries, while independently owned businesses are envisioned to thrive in the Village's charming downtown atmosphere. The elements outlined in this section provide strategies and tools that the Village should use to ensure that these goals are realized.

Creation of an Economic Development Group

As the economy recovers and development resumes, the Village should consider creating an economic development group, whether it is an internal position or external as a public/private partnership. The mission of the economic development group would be to promote economic development in Elburn. Specific tasks would include, but are not limited to: marketing the community and providing information to new and existing businesses; facilitating community attraction and attaining new business; and, shepherding new and existing businesses in the community. The Village Board should make a policy decision to determine if an internal economic development position or an external corporation would be more beneficial to the community. The intent is to forge a stronger, more vibrant economy for the Village of Elburn.

New Commercial Development

Outside of the downtown's boundaries, commercial development in Elburn is relatively new and generally consists of a large commercial node at the intersection of IL Route 47 and IL Route 38. This intersection benefits from high traffic volumes and visibility along two state routes, which allows it to serve both local and regional customers. As additional growth occurs, this commercial node is envisioned to expand, and new clusters of commercial development are planned around other key intersections and activity generators. Recommendations to guide this type of commercial development are identified below.

DEVELOPMENT OF COMMERCIAL NODES

Future commercial development should be focused around key intersections and activity generators in the Village, rather than lining arterial roadways. High traffic volumes and visibility from the two state routes that traverse the Village are not enough to justify commercial development due to the close proximity of other competing markets, such as the Randall Road corridor, and market viability. Furthermore, the Elburn community has expressed a desire to maintain the Village's small town character without replicating the commercial centers that are so prevalent in communities to the east.

Commercial development should be supported by compatible land uses that can ensure a stable customer base is maintained. Nearby residential development or employment centers are viable uses that will support commercial development and ensure its sustainability. As these types of development occur in the Village, the demand for additional commercial amenities will increase. The Village should encourage development in a phased approach, and ensure that a strong customer base is established prior to commercial development to avoid speculation and future vacancies.

IMPACTS TO LOCAL INFRASTRUCTURE

A fundamental function of the Village is to ensure that all businesses are adequately served by quality infrastructure. As growth occurs within the Village and its planning area, the Village should serve as a liaison between different providers, such as Kane County and the State, to ensure that infrastructure needs are being met and that impacts to existing systems are either minimal or being addressed as development occurs.

It is recommended that future growth and development pay for itself without Village subsidies. The Village should require developers to install necessary infrastructure for their proposed development

or impose impact fees to pay for all or a shared portion of the costs of providing public services to the new development.

DESIGN & DEVELOPMENT GUIDELINES

Design and Development Guidelines promote high quality standards and development that will enhance and strengthen the Village's overall character. The Village should create detailed guidelines that promote compatibility between commercial uses within the same development and between different commercial nodes.

The Design and Development Guidelines should incorporate, and potentially update, the Old Town Design and Development Guidelines previously created. The Guidelines should include regulations for building height and bulk; architectural style; building materials and orientation; appropriate signage and design features; landscaping; and, parking. The recommendations should be different for Downtown development and new commercial nodes.

COORDINATION WITH OTHER ENTITIES

To promote successful, sustainable commercial development, the Village should continue to coordinate with other entities, such as the Elburn Chamber of Commerce, to attract businesses and uses that contribute to the vibrancy of the community and strengthen its tax base.

SINGLE FAMILY TO COMMERCIAL CONVERSION

As Elburn's Downtown undergoes revitalization and the IL Route 47 corridor develops, single family homes just north or south of the Downtown area may experience additional development pressures, or be presented with opportunities, for conversion into non-residential uses. The Village should support these conversion opportunities if appropriate land uses are proposed and any negative impacts to nearby residential properties resulting from the conversion can be mitigated.

Adaptive Reuse of Single Family Homes for Commercial Uses

Adaptive reuse is preserving an existing structure, but reinventing it for a purpose other than what it was originally built or designed for. In this instance, adaptive reuse would consist of retrofitting single family homes so they can be used as professional office space or commercial uses.

Adaptive reuse provides environmental and economic benefits. It is oftentimes viewed as a land conservation strategy and reduces sprawl within a community. The Village should encourage potential conversion properties to utilize existing residential structures so long as they are structurally sound and contribute positively to desired community character.

Industrial Expansion

During the comprehensive planning process, Village residents and business owners identified a lack of light industry in the Village, and a desire to expand this land use. The Comprehensive Plan identifies areas for industrial expansion to further strengthen and diversify the Village's tax base, increase employment opportunities within the Village, and create areas designated for research, light manufacturing, and business office uses. Industrial uses within Elburn and its planning area will benefit from proximity to two state routes, the Union Pacific freight railroad, and Interstate 88 located approximately five miles to the south.

Downtown Elburn/Metra Station Area

Maintaining the traditional downtown development pattern that currently exists in Downtown Elburn is a priority of the Comprehensive Plan. Other priorities include: extending this development pattern east to connect to the Elburn Metra Station; supporting additional retail, restaurants and entertainment uses in the Downtown and Metra Station areas; and, strengthening the Village's tax base. The elements

outlined in this section provide strategies and tools that the Village should use to ensure that these goals are realized.

REDEFINING THE DOWNTOWN BUSINESS DISTRICT

Throughout the comprehensive plan development process, the Elburn community identified the need to improve, grow, and maintain an attractive, vibrant, downtown commercial area, with adequate access and parking. Revitalizing the Downtown will benefit all residents and businesses in the Village, promote a sense of community, and strengthen civic pride. Currently, there is no definitive boundary for “Downtown Elburn.” This, coupled with the construction of the Elburn Metra Station and the surrounding property, provides the Village with an opportunity to redefine the Downtown Business District. This should include: delineating new Downtown Business District boundaries; revisiting the Old Town Elburn Business District Development Plan to determine which recommendations are still relevant today given the changes that occurred during high growth periods; and, creating a new vision for the Downtown Business District - the heart of the community.

Downtown Elburn and the Elburn Metra Station are in close proximity to one another and have the potential to attract pedestrian-oriented retail, which draws a different clientele than commercial areas along major transportation corridors or nodes at the periphery of the community. Planning for these two areas together will ensure their compatibility, rather than allowing each to develop independently and as competing areas. It should be a priority for the Village to discourage development near the Metra Station that would displace existing businesses Downtown; thus, the Comprehensive Plan recommends including the Metra Station area in the Downtown Business District’s boundaries.

CONNECTING THE DOWNTOWN TO THE METRA STATION AREA

Undeveloped land near the Elburn Metra Station provides significant opportunities for development or expansion of the Downtown in the long-term. To ensure that the Metra Station area becomes a sustainable part of Downtown Elburn as a compatible neighbor, careful planning, capital improvements and a strong vision are necessary. Combined, these actions will discourage the Metra Station area from becoming a competitor with the Downtown, drawing potential customers away and negatively impacting existing businesses.



This aerial photograph shows the disconnect between Downtown Elburn and the Metra Station area in 2012. Connections between these two areas should be improved to ensure they remain compatible neighbors and improve accessibility and circulation.

Development in the Metra Station area should not remove focus from Downtown Elburn; however, should consist of complementary uses and similar design features. Mixed use development with multi-family residential, offices, community facilities and commercial establishments should be encouraged in this area. Strong connections to the Downtown and Village facilities should be established, both in terms of mobility and appearance.

PEDESTRIAN ORIENTATION

The Downtown Business District should be pedestrian oriented to encourage people to walk around and engage in their surroundings, as well as support an active pedestrian realm. To promote a pedestrian oriented environment, the Village should support the following design features:

- Maintenance of a traditional streetwall;
- Creation of pedestrian-scaled public spaces and amenities;
- Implementation of a uniform streetscape design;
- Development of high density, compact buildings;
- Development of buildings with 360 degree architecture; and,
- Maintenance of short, walkable blocks.

ACTIVITY GENERATORS

Activity generators, such as restaurants and entertainment uses, will have significant influence on the Downtown Business District, because they are active during the day and night. They also offer opportunities to enhance the streetscape by providing outdoor seating and gathering areas. Promoting these types of uses in the Downtown Business District could help create a destination for nearby residents as well as attract visitors to the area. Additionally, adequate and accessible parking will be necessary for the continued and future vitality of Elburn's core.

PARCEL CONSOLIDATION

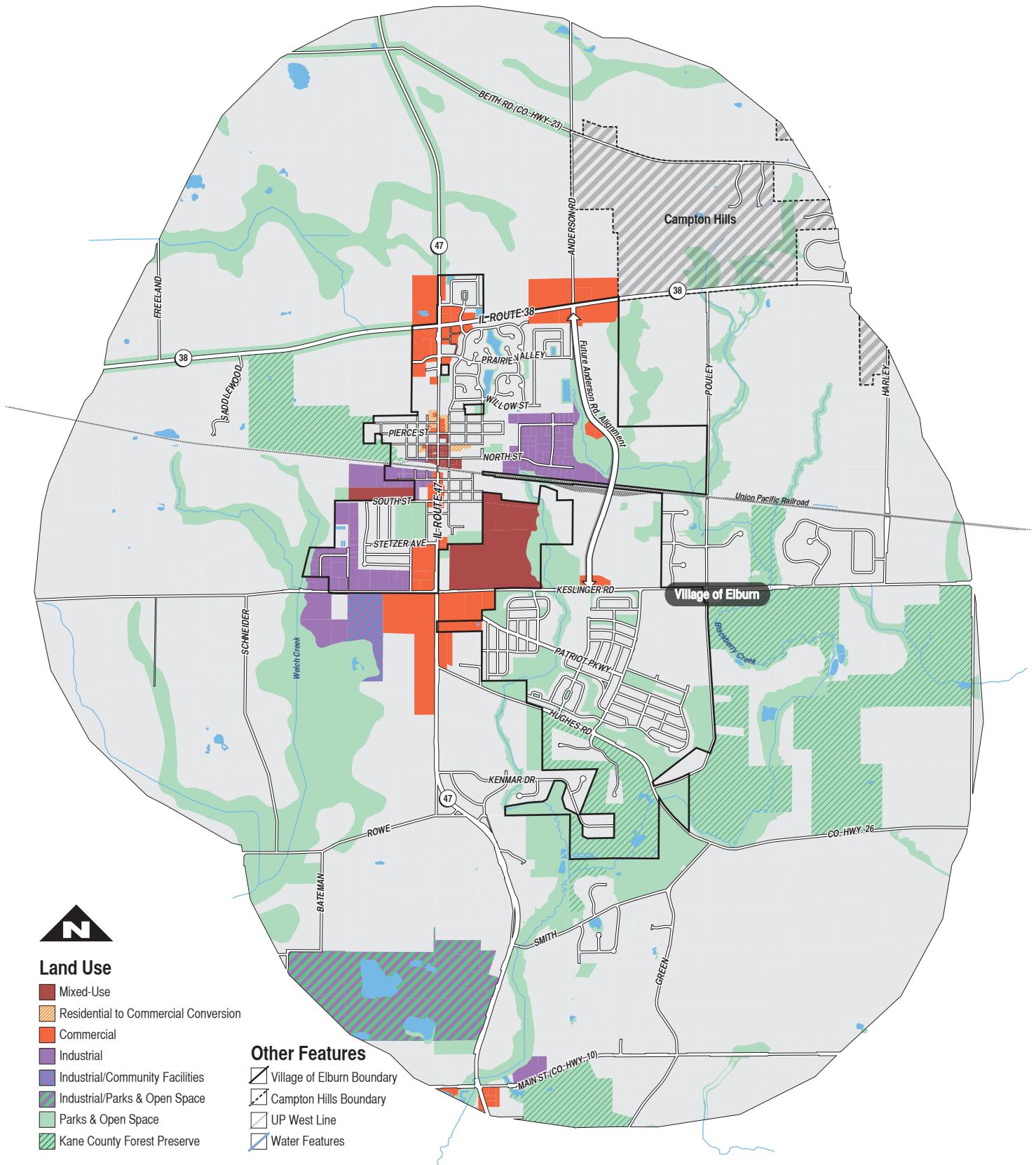
The Village of Elburn should promote the consolidation of parcels within the Downtown/Metra Station area to create larger, more desirable redevelopment/development sites.

RELOCATION OF INCOMPATIBLE USES

As revitalization occurs near the Village's core, and development occurs on the periphery, it may be appropriate to encourage relocation of some industrial businesses to other locations in the Village to encourage redevelopment and renewal in the Downtown. The Village recognizes that its existing businesses are valuable assets in the community, but that some may be located on properties or within districts that are not well suited for the use long-term.

To successfully relocate a business, the Village should work with property/business owners to find an alternative site that can improve conditions for the business. The Village should remain sensitive to the needs and desires of existing uses and not force them to relocate unless a mutually beneficial arrangement can be achieved.

Elburn Commercial Plan



CHAPTER 3 | Transportation and Circulation Plan

The Transportation and Circulation Plan builds upon the Village's existing street systems to provide regional and internal connectivity between all modes of transportation.

Transportation Goal

The Village will promote regional and internal connectivity between all different modes of transportation.

Objectives

- Work closely with local and regional transportation agencies to ensure the transportation system is supportive of the goals and long-range vision of the community.
- Implement new transportation policies and practices that improve community health and provide sustainable alternatives to travel by automobile.
- Consider the long-range plans of other entities and work with them to pursue coordinated investments and strategic transportation improvements.
- Actively pursue the construction of the new Anderson Road alignment.
- Ensure roadway connectivity between existing and future developments when possible.
- Promote the consolidation of access points on collector and arterial roadways to minimize unnecessary curb cuts and promote access management throughout the Village.
- Construct an interconnected trails and sidewalk system throughout the Village and connect into the larger regional system.
- Plan for improved connections to transit facilities in future transportation planning.
- Apply best practices in roadway design and ensure roadways are designed for all users.
- Coordinate with neighboring communities and Kane County to create additional connections and new segments in the regional trail system.
- Pursue the creation of a non-motorized transportation plan to more effectively plan for pedestrian and bicycle connections throughout the community and beyond.
- Long-term, support transit efforts in the community and the larger region.
- Provide a transportation system that supports the efficient movement of freight traffic, as well as the Village's existing and future industrial businesses that rely on goods movement.
- Promote regional bike trail connections that connect Elburn to neighboring communities, allow residents to access amenities outside its boundaries, and attract visitors from throughout the region.
- Ensure that future development proposals include necessary infrastructure to enhance connectivity in the Village.
- Repair pavement surfaces and sidewalks for improved circulation within the Downtown Business District.

Township, County, and State Roads

Many of the roadways traversing the Village and its growth area are under the jurisdiction of a township, Kane County, or the State. The Village should continue to work with these agencies to ensure that roadways are maintained and that necessary future improvements are addressed in a timely fashion. As roads are improved, the Village should explore opportunities for cost-sharing and the implementation of complete streets elements, best management practices, and attractive streetscaping elements.



Keslinger Road in May 2012

IL Route 47

Although IL Route 47 is under the control and jurisdiction of the Illinois Department of Transportation (IDOT), the Village of Elburn should work with IDOT, Kane County, and the Village of Campton Hills on future planning and desirable improvements. The roadway carries a significant amount of traffic and is of great importance on a regional and local level.

To effectively move north-south regional traffic, it is suggested that IL Route 47 be converted to a four lane roadway. This recommendation is supported by Kane County in the Illinois 47 Corridor Study. While additional lanes and capacity increases will improve traffic flow, they would harm the pedestrian character of the Downtown Business District. The Village should work with IDOT to identify different cross sections that are appropriate within the Downtown Business District, and to the north and south.



The IL Route 47 cross section in May of 2012 lacks a desirable downtown streetscape.

IL ROUTE 47 CROSS SECTION IN THE DOWNTOWN BUSINESS DISTRICT

Currently, there is a cross section that ranges from approximately 70 feet to 80 feet in width from building frontage to building frontage across IL Route 47 in Downtown Elburn. Roadway pavement width is approximately 52 feet. The cross section currently features one vehicular travel lane in each direction, parallel parking on both sides of the street, and sidewalks that vary in width from about 7 feet to 14 feet. The Village should strive to maintain this cross section within the Downtown Business District, to promote

an active pedestrian atmosphere and maintain on-street parking spaces for customers patronizing Downtown businesses. Details for how the Village can improve the character of the cross section are identified in **Chapter 4: Community Facilities and Community Character**.

INTERSECTION OF IL ROUTE 47 AND UPRR WEST LINE

A primary transportation conflict in Elburn is the at-grade railroad crossing at the intersection of IL Route 47 and the Union Pacific Railroad West Line. This conflict can be attributed to heavy freight traffic along the railroad, high traffic counts on IL Route 47, lacking pedestrian accommodations, and the proximity of the crossing to the Downtown Business District. The proposed Anderson Road extension will provide some traffic relief and a valuable alternative route for emergency services; however, will not mitigate all of the issues associated with the crossing.

Planning for a grade separated route is not feasible as it would destroy the character of the Village's Downtown. To improve this crossing, the Village should work with IDOT and the UPRR to identify possible intersection improvements, including the installation of enhanced pedestrian amenities such as plazas on the north and south sides of the tracks, and wayfinding signage. The Village should also promote the installation of four quadrant gates and pedestrian gates to protect the crossing and prevent vehicles and pedestrians from crossing illegally when the gates are down or there is a train in the vicinity. Pedestrian areas should be clearly demarcated and well lit for safety and to create an attractive character.



A traffic backup along IL Route 47 due to freight rail traffic on the Union Pacific Railroad West Line in May 2012.

IL Route 38

Similar to IL Route 47, IL Route 38 is under the control and jurisdiction of the Illinois Department of Transportation (IDOT). The route carries a significant amount of traffic and is of great importance on a regional and local level. The Village of Elburn should work with IDOT, Kane County, and the Village of Campton Hills on future planning and desirable improvements.

It is recommended that the Village support resurfacing and widening efforts of IL Route 38 east of IL Route 47, and try to coordinate improvements with future development along the route. Adequate right-of-way will need to be secured for the expansion, and regular communication with property owners along the route should occur.

Local Roads

Local roads should continue to provide access to commercial developments and residential neighborhoods, and connect to collector and arterial streets. The Village should continue to maintain these roads in a state of good repair; and, as growth occurs, the Village should ensure that new local roads are well planned and are integrated between adjacent developments.

The Village should encourage future developers to incorporate narrow streets in future residential proposals to slow vehicular traffic speeds and foster a sense of enclosure along a street. A street width of approximately thirty feet is typically sufficient to accommodate local traffic. When reviewing development proposals with narrower street widths, the Village should work with emergency service providers to ensure that their vehicles and equipment are able to navigate neighborhoods safely and efficiently.

New Roadways

The Village's growth areas are characterized by large expanses of undeveloped agricultural land with limited access. When planning for future growth, the Comprehensive Plan recommends planning for future collector roads or arterial streets to be located approximately one half mile apart to ensure good mobility and access is maintained as development occurs. Exact locations cannot be identified at this time, but the Village should use the existing transportation network to identify general locations for future collector roads. As new development proposals are submitted, the Village should make sure developments incorporate these roadways into their designs and construct portions or provide cash-in-lieu as appropriate. One of the Village's key goals in planning for new roadways should be to improve north – south connectivity.

Anderson Road

The Village is working successfully with Kane County to plan the extension of Anderson Road. The road will be a two mile Class II Truck Route, with an overpass over the Union Pacific Railroad tracks. It will provide a travel route alternative, improve emergency response time, promote transit oriented development, provide direct access to the Elburn Metra Station, and provide bike and pedestrian infrastructure.



*Future Anderson Road alignment
(looking south from Prairie
Valley Street).*

In addition to providing transportation benefits for the area, the Anderson Road project will provide needed construction jobs, spur economic development, reduce traffic congestion/fuel consumption, and connect residents to retail, service and educational land uses.

The Anderson Road project is the result of public and private sector partnership between the Village, Kane County, Blackberry Township, Metra, Union Pacific Railroad and landowners. Kane County has identified that engineering work has been completed using Kane County funds, and that negotiations for right-of-way acquisitions are ongoing. Construction of the road can begin once land acquisition is

completed. The Village should continue to actively pursue land acquisition so that an expedited construction schedule can be maintained and benefits can be received.

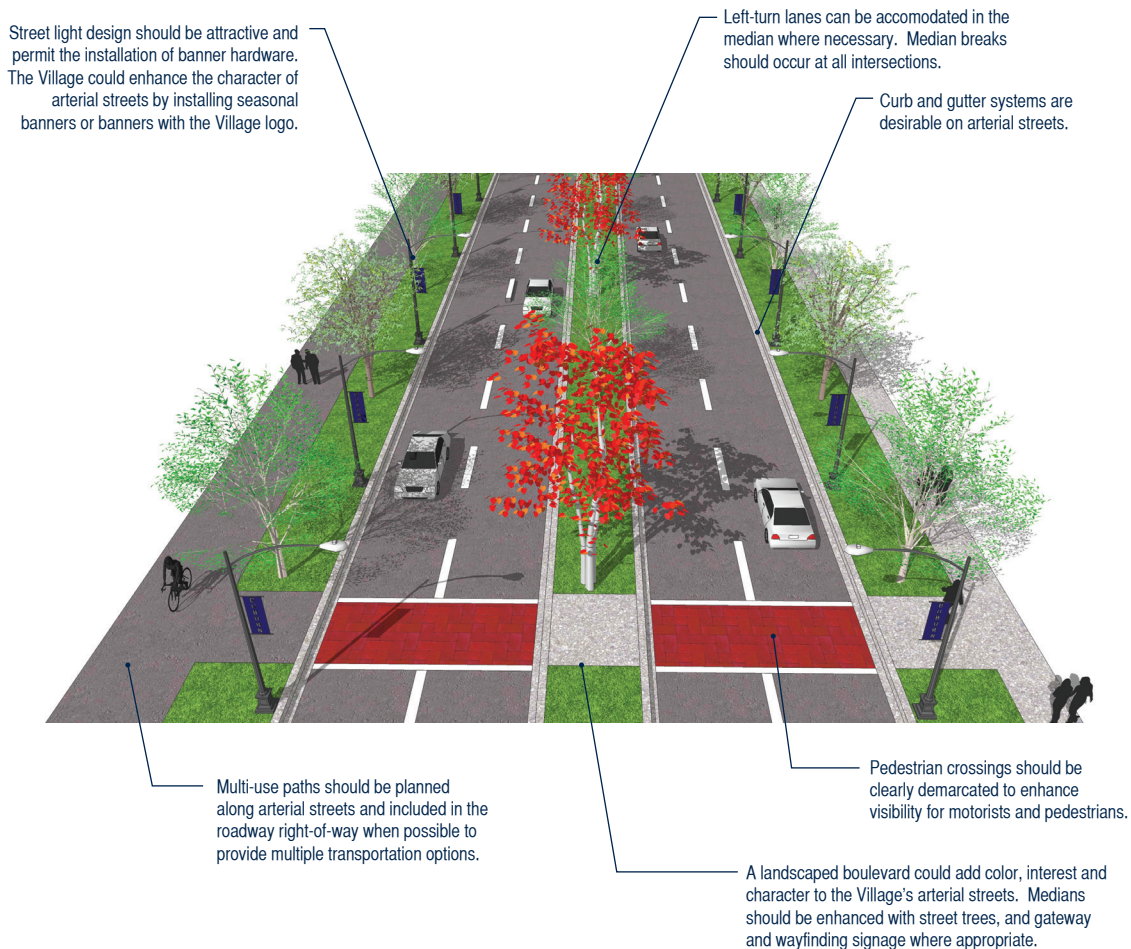
Cross Section Design

The Village should implement guidelines that improve the appearance of roadways while improving functionality and connectivity. Guidelines may assist the Village in achieving attractive streets that improve both vehicular and non-motorized transportation while unifying the public realm. Desirable cross sections are detailed below.

Arterial Cross Section

The right-of-way widths of the Village's existing and future arterial roads varies; however, the Village should work with Kane County, the Townships, and IDOT to incorporate pedestrian and bicycle amenities, landscaped parkways, and curb and gutter areas in arterial cross sections. Depending on the right-of-way width, the Village should encourage the use of landscaped boulevards to separate vehicles traveling in different directions and to provide pedestrian refuge areas at intersections. Turn lanes should be integrated into the landscaped boulevard at necessary locations. Bicycle amenities may be accommodated along the roadway or off of the roadway as a separate path. The number of through lanes accommodated in the cross section will vary depending on the roadway.

Desirable Arterial Cross Section



Collector Street Cross Section

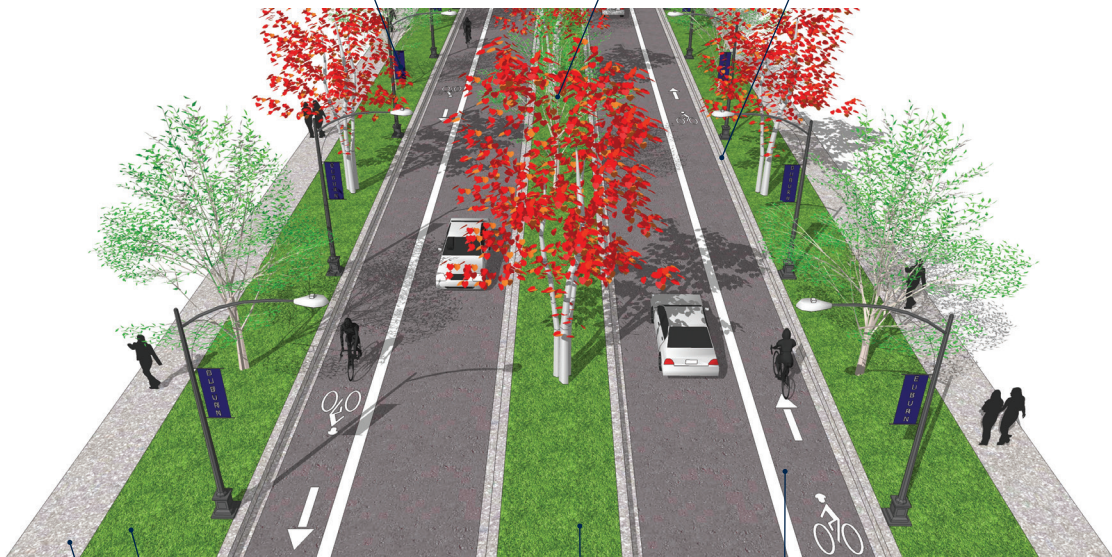
Collector streets traditionally have a narrower right-of-way than arterials, though many of the desired design elements are the same. Collector streets should accommodate motorized and non-motorized transportation modes, and include aesthetic enhancements such as streetscaping and landscaped boulevards. Curb and gutter systems should be encouraged, though it may be appropriate to utilize curb cuts that allow stormwater to enter a naturalized area anchoring the roadway. Bicycle amenities may be accommodated along the roadway or off of the roadway as a separate path.

Desirable Collector Cross Section

Street light design should be attractive and permit the installation of banner hardware. The Village could enhance the character of collector streets by installing seasonal banners or banners with the Village logo.

Left-turn lanes can be accommodated in the median where necessary. Median breaks should occur at all intersections.

Curb and gutter systems are desirable on collector streets.



Landscaped parkways should be maintained and separate vehicular areas and pedestrian areas.

Sidewalks should be installed on both sides of collector streets in the Village.

If the right-of-way width permits, a landscaped boulevard could add color, interest and character to the Village's collector streets.

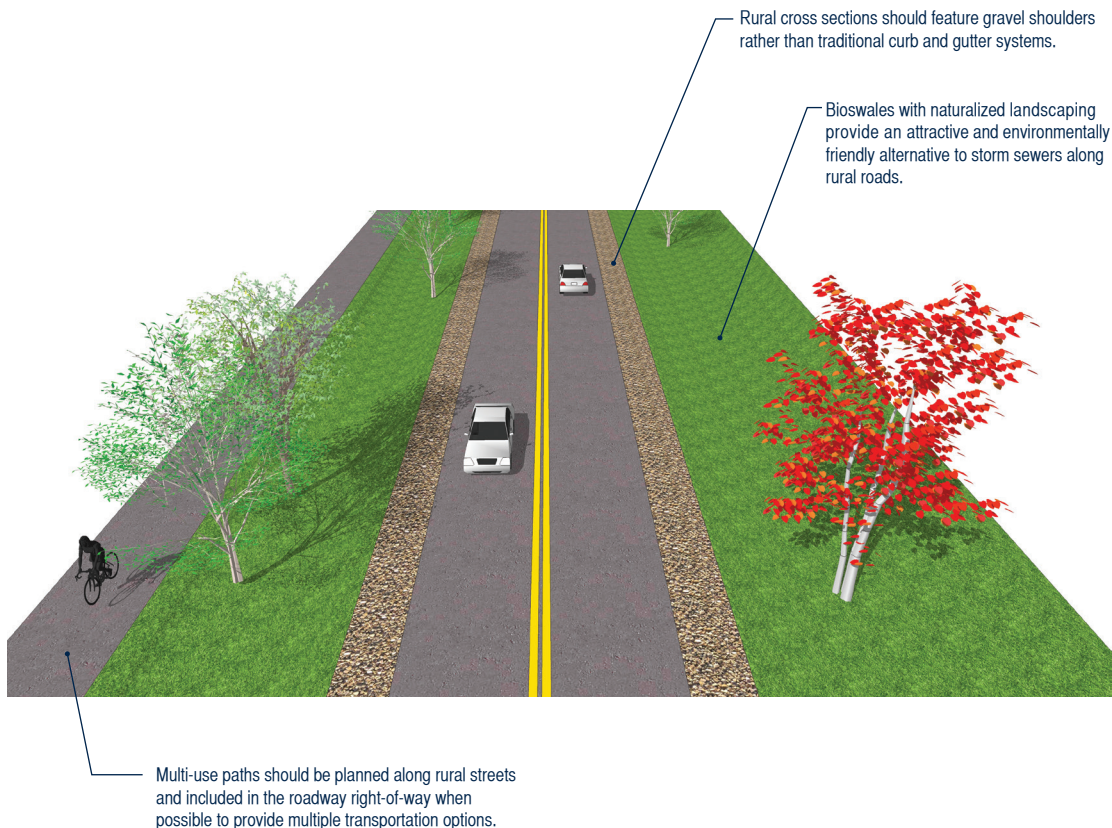
Where appropriate, designated bike lanes should be included along the roadway. Bike lanes should be clearly demarcated and comply with recognized design standards. Should an on-street lane not be feasible for any reason, the Village should consider incorporating a multi-use path adjacent to the roadway to ensure connectivity is maintained and encourage multi-modal travel.

Rural Cross Section

Many parts of the Village and its planning area are characterized by rural cross sections. For purposes of this document, rural cross sections are roadways that are not anchored by a curb and gutter system. Oftentimes, gravel shoulders and bioswales anchor the roadways, and there may or may not be pedestrian amenities provided.

In many locations, it is desirable to maintain this cross section to preserve the community's rural character and promote the use of bioswales as alternatives to storm sewers. On roadways where this cross section design is determined appropriate, the Village should ensure that areas for non-motorized transportation are provided, or that there is ample room to accommodate them in the future. Bioswales enhanced with native landscaping should be promoted as well.

Desirable Rural Cross Section



Boulevards

Boulevards are recommended to be implemented in many of the Village's future cross sections. They offer safety, environmental, stormwater and aesthetic benefits, including: separating oncoming traffic lanes; reducing traffic speeds; general traffic calming; providing pedestrian refuge areas; accommodating additional roadway landscaping; reducing urban heat island effects; prolonging pavement life and consequently maintenance costs; collecting and storing stormwater; contributing to beautification of the community; and, strengthening a community's sense of place.

Transit Opportunities

The Village of Elburn is fortunate to already be served by commuter rail; however, it is unlikely that additional public transit services will be provided within the timeframe of this plan due to the community's far west suburban location, residential density and the general lack of a critical mass of users that is necessary to support additional transit routes. Long-term, the Village should work with potential partners, such as Kane County and PACE, to identify and encourage additional transit options within the community and to destinations in other communities. In the future, a strong transit system will provide many benefits to the region, including:

- Providing alternatives to congested roads;
- Reducing energy consumption and air pollution;
- Supporting reinvestment in nearby areas; and,
- Saving households the cost of owning and operating a car.

Metra

Metra is the commuter rail agency serving Cook, DuPage, Will, Lake, Kane and McHenry counties in the Chicagoland region. Under the umbrella organization of the Regional Transportation Authority, it is the sister agency to the Chicago Transit Authority and Pace. Elburn's location along Metra's Union Pacific West Line is both fortuitous and beneficial to the community and region.

ELBURN METRA STATION

The Elburn Metra Station is intended to serve as the focal point of a transit-oriented, mixed use development. The Station provides service from Elburn to Chicago and some communities to the east. In its current state, the Station is not well connected to the rest of the Village. Despite the fact that it is located less than one half mile from Downtown Elburn and IL Route 47, users can only access the station by automobile from E. Railroad Avenue off of Keslinger Road, or on foot from Kansas Street which is south of the railroad tracks.



Elburn's Metra Station in May 2012

To improve bicycle/pedestrian connections to the Metra station, a previously completed study identified a preferred location for a bicycle and pedestrian overpass that would connect the areas north of the rail line to the Metra station. The recommended location for the overpass is the vacant Village property located immediately north of the rail line and across from the Metra station. The overpass will improve connections to the north of the tracks; however, the Station will remain poorly accessible. To better integrate the station into Elburn's Downtown Business District and ensure that the entire Village benefits from the accessibility provided by Metra, additional connections need to be identified or enhanced to encourage their use.

The Comprehensive Plan recommends installing in-street pedestrian crossing signs and cautionary warning lights to alert vehicles of pedestrian activity at Main Street and Kansas Street, and Main Street and North Street, to ensure that residents on the west side of the Village can walk to the station with greater ease. The Plan also recommends providing parking options on the north side of the railroad, near the proposed pedestrian overpass to make the station more accessible.

Long-term, the Village should explore opportunities to convert the Kansas Street pedestrian access point to a vehicular access point to further improve connectivity. As the surrounding property is developed, the Village should ensure that quality access is created and maintained from the development to the station as well.

Non-motorized Transportation

Much of the Elburn community lacks continuous trail connections and non-motorized transportation options. A complete network of interconnected pedestrian and bicycle facilities will greatly improve connectivity in the Village and between greenway corridors in the Village's growth areas. The Village should plan for future trail connections that expand upon its Bike to Metra guide and consider inclusion of elements identified in the Kane County Bicycle and Pedestrian Plan to promote bicycle and pedestrian use throughout the region.

General recommendations for improving non-motorized transportation in the Village are identified below; however, the Village should additionally pursue the creation of a non-motorized transportation plan.

Trail Connections

The Kane County Bicycle and Pedestrian Plan identifies existing and planned local and regional trails. The Village should use the trails identified within its corporate limits and growth areas as a starting point for trails planning to ensure that regional connectivity is enhanced concurrently with internal trail circulation. This will benefit Elburn residents and the surrounding area. Recommended trail connections are illustrated on the **Transportation Plan**.



The Blackberry Creek subdivision in Elburn features numerous trail connections that benefit neighborhood residents and recreationalists.

COMMUNITY DESTINATIONS

Trail connections should be designed to provide easy and direct access to community assets such as parks and open space areas, schools, the Metra Station, Village Hall and other community facilities, and commercial nodes. Providing trail connections to community destinations enables residents and visitors to utilize alternative modes of transportation and results in a healthier community.

Pedestrian Mobility & Atmosphere

Outside of Elburn's Downtown area, pedestrian mobility is challenged due to lacking amenities and an auto-oriented atmosphere. The Village should promote non-motorized transportation improvements that improve the pedestrian atmosphere including closing gaps in and improving the existing sidewalk network, creating a safe environment through physical separation of pedestrian areas from roadways, and installing new stop lights at key intersections. In some locations, installing clearly demarcated and well signed pedestrian crossings is also recommended.

Regional Transportation Initiatives

Metra Union Pacific West Line Improvements

The regional comprehensive plan for Chicagoland, GO TO 2040, identified one fiscally constrained major capital project anticipated to have the most potential impact on Elburn and its planning area – improvements to the Metra Union Pacific West line. The improvements proposed on the line will enable the line to better serve as an alternative to the BNSF line located to the south, by providing more accessible scheduling and allowing commuter trains to operate more effectively with freight rail movements. Once completed, freight and passenger rail access to the Village of Elburn will be improved and may enhance the desirability of the Village's far west suburban location.

The Village should support this regional planning initiative, recognizing the benefit it may have on the community. Regular communication with Metra and the railroad will be increasingly important.

MAP 21

The new Federal Transportation Legislation, entitled MAP 21, was signed into law in July of 2012, and is effective for 27 months. MAP 21 makes several changes that affect transportation and programming. One major change is allowing States greater flexibility for using federal highway funds for uses along the interstates and National Highway System routes. It appears the intent of the new law is to focus the increasingly scarce federal funds to major highways.

It is not clear at this time how this new focus will affect the availability of federal funds for local system routes, as has traditionally been available in the STP program. The new law also appears to give States the option, rather than the requirement, to fund transportation enhancement projects as in past legislation.

Given that two State routes, IL Route 47 and IL Route 38, traverse the Elburn planning area, the application of the new Federal Transportation Legislation MAP 21 could potentially impact funding for future needed system improvements to the region's roadway network. Vigilant coordination with State and Federal legislators is and will continue to be necessary.

Downtown Parking

There are approximately 36 on-street parallel parking stalls along IL Route 47 in the downtown area between Shannon Street and the Union Pacific railroad crossing. There are also a small number of parallel parking stalls available on the side streets, including areas along North Street and Shannon Street east and west of IL Route 47. Additionally, there is public parking available at 1st Street and North Street.

This on-street and public parking is supplemented by private off-street parking lots predominately located behind the buildings which front IL Route 47. These lots have limited visibility and inadequate signage for newcomers to the area. Elburn residents and business owners have expressed concern that there is a lack of available parking downtown. The recent closing of one prominent private lot at the southeast corner of IL Route 47 and Shannon Street has further compounded the Village's perceived downtown parking problem.

It is imperative that the Village of Elburn work to maintain on-street parking as revitalization occurs Downtown. Recognized benefits of on-street parking include:

- **Higher efficiency:** Downtown patrons consistently select on-street parking spaces over off-street surface lots and garage parking. On-street spaces experience the most use and the highest turn over as well.
- **Vibrant land uses:** On-street parking saves considerable amounts of land from being underutilized in the Downtown such as an off-street surface parking lot.
- **Increased safety:** Generally, drivers travel at significantly slower speeds in the presence of features such as on-street parking and small building setbacks. Slower vehicle speeds improve vehicular and pedestrian safety.

(Source: "The Importance of Street Parking," Center for Transportation and Urban Planning at the University of Connecticut)

Adequate parking is vital in ensuring the long-term success of downtown businesses. The Village will have a difficult time retaining existing businesses and attracting new businesses if adequate, convenient parking is not provided. The Village should conduct a Downtown Parking Study to identify current and future parking needs. In the interim, the Village should work with private property owners on shared parking agreements and implement a wayfinding signage system to assist potential customers in finding available parking. A wayfinding system should be integrated into a new downtown streetscape design.

Transportation Policies & Practices

In recent years, several transportation policies and practices promoting multi-modal corridors and transportation options have been implemented at the state, county and local levels. The Village should work with other agencies to implement these policies to promote attractive, safe streets for all users.

Complete Streets

Complete Streets policies ensure that roadways are designed and operated with all users and modes in mind, including walking, biking, vehicles, transit, and more. Though the specific elements may vary depending on a roadway's right-of-way and context, a complete street may include: sidewalks, bike lanes, bus lanes, comfortable and accessible public transportation stops, frequent and safe crossing opportunities, median islands, accessible pedestrian signals, curb extensions, narrower travel lanes, roundabouts, and more.

It is important to note that a complete street in a rural area, similar to Elburn's potential growth areas, will have a different cross section than a complete street in an urbanized area. Regardless of the location, complete streets are designed to balance safety and convenience for everyone using the road.

The Village should adopt a complete streets policy to ensure all roadway users are accommodated as existing roadways are improved and new roadways are constructed.



Source: Dan Burden, Walkable & Livable Communities Institute

This is an example of a complete street that is welcoming to all users in Hamburg, New York.

Green Streets

Green Streets are roadways that are designed to minimize environmental impacts with sustainable stormwater strategies that manage stormwater, reduce flows, improve water quality and enhance watershed health. Green streets can be implemented in both public and private development to:

- Reduce polluted stormwater runoff and divert stormwater from the sewer system;
- Improve pedestrian and bicycle safety;
- Reduce impervious surface so stormwater can infiltrate to recharge groundwater and surface water;
- Increase urban green space and improve air quality; and,
- Address goals to protect public health and restore and protect watershed health.

The Village should promote green streets in its growth areas to minimize negative impacts to the Blackberry Creek Watershed and other environmentally sensitive resources, as well as to achieve the abovementioned benefits.

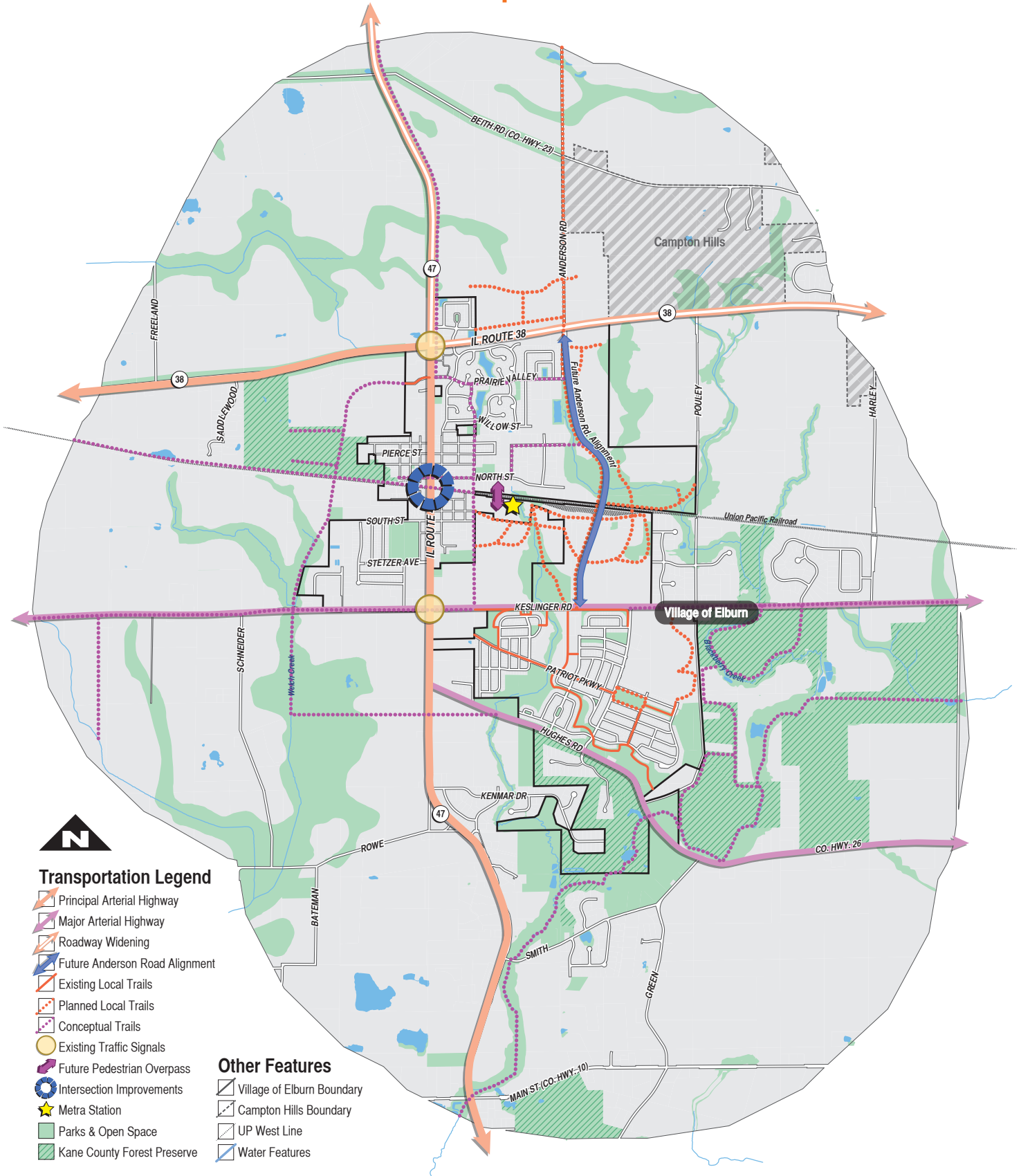
Context Sensitive Solutions (CSS)

IDOT has developed an interdisciplinary approach to transportation projects called Context Sensitive Solutions (CSS). CSS provides guidelines that involve all stakeholders and considers a range of goals that extend beyond the transportation problem, such as community livability and sustainability. The practice promotes the following:

- Engages all stakeholders
- Flexible, creative design approach
- Develop, construct, and maintain cost effective transportation facilities
- Fits into surroundings
- Addresses all modes of transportation
- Preserves scenic, aesthetic, historic, and environmental resources
- Maintains safety and mobility

The Village should work with IDOT to designate future State transportation improvement projects in Elburn as CSS projects.

Elburn Transportation Plan



The Village of Elburn is a semi-rural community with a friendly atmosphere and quality community facilities and services. A small town image, coupled with accessibility and geographic location, has fostered an environment desirable to developers and residents alike. In planning for the future, these are the key elements that the Village must strive to protect and enhance. Growth should be carefully planned as it will have significant impact on Elburn's community facilities and character. This chapter identifies recommendations that will help the Village maintain, or improve, existing levels of service and preserve the community's character. It is important to note that the Plan presents general recommendations for community facilities and is not intended to replace more detailed planning and programming that the Village and other organizations should undertake.

Community Facilities and Community Character Goal

The Village will maintain the high level of service it provides, while strengthening the community's sense of place and residents' quality of life.

Objectives

- Maintain adequate sites for Village facilities, including the improvement or potential relocation of facilities as necessary.
- Continue to budget for, maintain and construct necessary Village infrastructure including roadways, water and sewer systems, sidewalks and utilities; or, coordinate with other agencies and developers on infrastructure projects.
- Coordinate with the Fire Protection District, School District and Library District to ensure that adequate facilities and services are provided for Village residents.
- Explore opportunities for new parks sites on underutilized parcels within existing neighborhoods.
- Plan for public improvement projects, including streetscaping and general beautification, to be incorporated into future infrastructure improvements.
- Maintain and enhance the natural assets, cultural heritage, and rural character of Elburn to preserve a rich sense of place.
- Identify and preserve historic, cultural, and/or scenic resources.
- Promote architectural design and style that is consistent with existing and desired community character.
- Encourage developers to provide adequate amounts of open space/parkland in new development proposals.
- Enhance and provide new recreational opportunities.
- Develop a Village "brand" that highlights the distinctive qualities of the village and incorporate gate way and wayfinding signage, streetscape treatments, and Village-owned facilities and open space.
- Install gateway and wayfinding signage that identifies and directs visitors to key destinations within the community.
- Work with the Chamber of Commerce and other local groups to market and promote the downtown as a destination. Explore opportunities for additional festivals or arts and cultural activities.

Community Facilities

The Village of Elburn has several community facilities, services and amenities that perform necessary services and functions to residents and visitors, and maintain a high quality of life in the community. As growth occurs, there will be a need for existing facilities and services to expand in order to meet the changing community's needs.

The Village should promote stewardship, improvement and maintenance of all community facilities and services. Likewise, the Village should set a high standard for all new projects or renovations. To ensure quality is maintained, the Village should assume a leadership position in ensuring that adequate community facilities and services are provided. It is unrealistic to think that the Village can address all of the community's needs on its own, therefore it is recommended that the Village maintain and further partnerships with other public agencies, neighborhood groups, the local business community and the development community. The Village should also be aware of other organizations' current plans and ongoing projects, to ensure compatibility and identify opportunities for mutual benefit.

Planning for Future Facilities

The Land Use Plan reflects only existing community facilities; however, should opportunities or the need for additional community facilities arise in the future, they should be considered on a case by case basis to ensure they are sited appropriately and meet the growing community's needs. The Village should work with other governmental agencies and taxing districts to ensure that adequate facilities and utilities are planned for and constructed when needed.

Village Facilities

Currently, Village facilities provide a high level of service to the Elburn community. Residents and business owners identify this as a key benefit of living and working in Elburn. However, as the facilities age and growth continues to occur in the community, the Village Hall, Police and Public Works facilities will be in need of improvement and expansion in order to continue to deliver the high quality services desired by the community.

The Village Hall and Police Department appear to have room for expansion on their current property, though it may be desirable for the Village to redevelop these facilities as part of a civic and institutional campus, given the proximity of the Library and Prairie Park across the street.

Conversely, the Public Works facility is landlocked with Prairie Park on the west side and a private business on the east, so improvement or expansion may require relocation if the Village is unable to work with adjacent property owners. The current location of the Public Works facility is desirable as it is centrally located and proximate to the future Anderson Road overpass. This provides service vehicles several convenient route options for navigating the community. To maintain this location, the Village should consider purchasing the vacant lot on Dempsey Street and working with the property owner to the east to acquire an easement that would allow the current property and the vacant lot to be connected.

Should the Public Works facility be relocated in the future, the Village should look at property options within proposed industrial areas to ensure the facility is well integrated into its surroundings and any negative impacts to residential properties are minimized.

The Village should maintain strong community support of facilities and services through appropriate expansion to accommodate a growing population.

CIVIC CAMPUS

The close proximity of the Village Hall, Police Department, Elburn & Countryside Fire Protection District, Town and Country Library, and Prairie Park provides opportunities to create a unified civic campus in the future, as facilities become outdated or are unable to meet the needs of a growing population. In order for a civic campus to be realized, the Village would need to work with property owners of non-Village uses on potential relocation strategies and parcel consolidation. A master plan outlining the development of this concept and a potential phasing plan should be created to guide the Village and other taxing bodies as they look to expand or construct new facilities.



This aerial photograph shows the current configuration and close proximity of the Village Hall and Police Department, Elburn & Countryside Fire Protection District, Town & Country Library, and Prairie Park.

Public Parks & Recreational Amenities

While there is no separate Park District in Elburn, the Village of Elburn provides public parks and recreation amenities for the community. Village residents benefit from multiple park sites located throughout Elburn. These parks feature playgrounds and open space areas for active and passive recreation.

During community outreach activities, residents expressed an interest in expanding existing, or developing new, park sites and recreational programs to provide additional recreational opportunities for the community in general, and specifically for students and seniors. Residents identified that forming a park district could help address lacking recreation and programming options in the Village, but it is important to note that it would be a separate entity from the Village of Elburn, with its own Board, hiring, spending, and taxing authority.



Byerhof Park in Downtown Elburn features a mature stand of trees and includes a playground that serves the surrounding neighborhood.

FUTURE PARK REQUIREMENTS

The National Recreation and Parks Association (NRPA) has identified standards for the amount of open space acreage recommended to support a population. The standard used for a desirable amount of open space “close to home” is 6.25 – 10.5 acres per 1000 people. As future residential development proposals come in, the Village should work with developers to identify the development’s estimated population upon build out, and ensure that an adequate amount of open space or parkland is provided within the development. In situations where it is not, the Village should require the developer to provide cash-in-lieu so that it may improve or expand parks and open space areas in other parts of the community.

KANE COUNTY FOREST PRESERVES

The Land Use Plan reflects existing Forest Preserves within the Village of Elburn and its planning area. The Village of Elburn should work with the Forest Preserve District on adding amenities to existing preserves before acquiring additional land for new preserves within the Village or its planning area. Desirable amenities include camping grounds and fishing piers. It is not anticipated that the Kane County Forest Preserve District will acquire additional lands for Forest Preserves during the lifetime of this document.

Elburn and Countryside Fire Protection District

The Elburn and Countryside Fire Protection District is a taxing district separate from the Village, and serves the Elburn community and the surrounding planning area. It has been identified that the Fire Protection District needs to expand its fire station and obtain new equipment. While the District works to obtain additional funding, the Village should work with the District to identify potential properties that can accommodate a new, modernized fire station and additional equipment. Desirable properties would have a centralized location and easy accessibility to ensure efficient emergency response times. Property near the Anderson Road bypass should be considered to minimize the chances of an emergency responder being stopped by a train at the intersection of IL Route 47 and Union Pacific Railroad.

School District Coordination

The Kaneland Community Unit School District operates four schools that serve Elburn: John Stewart Elementary School, Blackberry Creek Elementary School, Harter Middle School, and Kaneland High School. As growth continues to occur within the community, additional school facilities will become necessary to support the growing population. The Village should work cooperatively with the school district to address the educational needs of the community. To support the school districts, the Village should encourage developers proposing neighborhoods which would require additional school sites to work with the School District early in the process, and plan for future land uses that will accommodate school growth. Additionally, the Village should continue to implement impact fees as a condition of development approvals.

Town and Country Public Library

The Town and Country Public Library is a popular and heavily utilized facility in the Village, located across the street from the Village Hall. Despite the fact that the Library is a relatively new and modern facility, it is already nearing a capacity saturation point. Previous growth trends in the Village have been of concern to the Library as it works to provide and maintain a high level of service. The Library has indicated a desire to remain in its current location in the future, and has preliminary plans to expand onto the lot just north of the existing facility. Recognizing the benefits that the Library brings to the Elburn community, the Village should support the Library's expansion plans. This support is reflected in the Land Use Plan. Additionally, the Village should continue to implement impact fees as a condition of development approvals.

Infrastructure

Infrastructure provides for the delivery of goods and services to residents and businesses. The Village is responsible for the provision of local infrastructure including roadway, sidewalks, utilities, stormwater, water and sewer, to its residents and businesses. The delivery of these services, as well as the installation and maintenance of the necessary facilities is under the jurisdiction of the Public Works Department.

As a general rule, the Village should prioritize upgrading inadequate infrastructure over doing short-term repairs to avoid long-term problems or potential system failures. New development in the Village should be required to upgrade affected infrastructure systems or provide cash-in-lieu on a proportionate share basis to prevent the existing systems from becoming burdened.

The Village should undertake more detailed capital planning and programming activities to identify future infrastructure needs and capacities.

Community Character

Community Health

The way a community is planned has significant influence on the health of its residents. Land development patterns, transportation options and community design all have an impact on an individual's health status. Communities can be designed to improve public health, or detract from it. Moving forward, the Village should ensure that development/redevelopment in the community contributes to a healthy community and minimizes adverse conditions. Specific goals and recommendations include:

- Encouraging active living by providing trail connections and pedestrian linkages between developments
- Support the preservation of agricultural land and community garden plots to encourage local food production
- Work with the School District to involve Elburn students and increase awareness of public health
- Provide transportation options that support healthy lifestyles
- Ensure development codes and ordinances are updated
- Promote mixed-use development in appropriate locations
- Ensure high quality homes and diverse housing options throughout the Village
- Implement best management practices to minimize environmental impacts and protect natural resources

Marketing the Community

The Village should work with local organizations to create regional marketing programs that promote Village's unique assets and festivals.

Village Festivals

The Village of Elburn already features a number of festivals and parades each year, including: Arbor Day Celebration, Memorial Day Parade, Elburn Days, Veterans Day Parade, and the Christmas Stroll. These festivals are prized events in the community, strengthen the community's image and character, and draw visitors from the surrounding region.

The benefits of festivals to communities are substantial, especially when there is draw from outside of the region. Developing a sense of community is oftentimes the primary purpose of an event, but there are several economic and social benefits as well.



Elburn Days 2012, Source: Elburn Lions Club

The Village of Elburn should continue to host annual festivals and parades, and expand them as appropriate by working with local community groups. The Village should also explore opportunities for new festivals as the Village invests in additional tourism opportunities. To remain successful, each proposed event must undergo good planning and an objective assessment to identify benefits and costs.

Tourism Opportunities

AGRITOURISM

Agritourism can be defined as any agriculturally-based operation or activity that brings visitors. This could include, but is not limited to, a farm, winery, orchard, petting zoo or other animal habitat, farmers markets, roadside markets, and more. It can improve a community's local economy, while providing an economic benefit to farms and strengthening the rural image of a community. Agritourism is a form of niche tourism that is considered a growth industry on a regional and national level.

The abundance of agricultural land around Elburn evokes a rural character for the area for residents and visitors alike. As such, the Village would benefit by preserving agriculture as an important part of the local economy. The Village should consider exploiting this character and promote agritourism businesses within its corporate limits and growth area. Doing so could help preserve agricultural land, benefit the community's economy, support local businesses, and enhance the Village's family friendly character. Agritourism businesses could provide cultural and social amenities that strengthen the Village's sense of place and ultimately bring more people to the area.

ECOTOURISM

Ecotourism is tourism to areas of natural or ecological interest for the purpose of learning about the environment and observing wildlife. As the Village works to preserve greenway corridors and environmentally sensitive areas in the Blackberry Creek watershed, it would be appropriate to support ecotourism businesses and locations that feature wildlife and habitats that are native to the region. These businesses could serve as resources for enhancing appreciation and involvement in the natural world. They could function as educational resources for students and attract families to the area.

RECREATION

The Village's geographic location and existing environmental features offer opportunities for continuous trails through natural landscapes, as detailed in **Chapter 5: Natural Resources, Local Food, and Sustainability Plan**. A quality trail system could attract bicyclists, cross country skiers and other recreationalists if marketed properly.

Long-term, the Village may be able to expand recreational tourism that capitalizes on a good trail system and amenities. Events could include races, fundraisers, and community bike rides. Once adequate recreational infrastructure is in place, the Village should work with local groups, schools, and other agencies to identify potential future events.

Public Improvement Recommendations

Streetscaping

Collector streets and arterial roadways should be attractive and pedestrian friendly, despite the fact that they are designed with the automobile in mind. To maintain an attractive public area along all transportation corridors, the Village should develop a streetscape program that encourages the creation of a network of richly landscaped boulevards, parkways and public pocket parks. Doing so will help preserve the Village's bucolic past through a comprehensive greening of public land. This new green fabric of boulevards, parkways and parks will help unify the Village's various neighborhoods and commercial corridors. It will strengthen the Village's identity, enhance the character of the community, and beautify Village streets.

Traditionally, streetscapes contribute to the charm and character of a community by beautifying it and providing attractive visual, automotive, and pedestrian oriented corridors. To achieve a successful streetscape, the Village should encourage and implement the following:

- Underground utilities
- Attractive landscape and open space plans in parkways and landscaped medians
- Reducing the number of signs present to prevent corridors from becoming visually cluttered
- New street lights with hardware for seasonal banners
- Gathering places in active pedestrian areas
- Gateway and wayfinding signage
- Attractive lighting structures that move away from the common cobra head light

The Village should prioritize roadways with high traffic volumes for streetscaping projects to maximize project exposure and visibility. Financial support for streetscaping/beautification projects may be obtained through grants, municipal funds (consider creating a Beautification Fund in the annual Capital Improvement Plan), and private donations.

Public participation should also be encouraged as part of the Village's streetscaping efforts. The Village can support public participation using the following methods:

- Allow residents and businesses to purchase recognition plaques to be displayed at various projects. This may be most appropriate in pocket parks or in areas with high pedestrian activity.
- Allow residents and businesses to purchase and dedicate trees or flowers for different sites.
- Encourage neighborhood associations and community organizations to adopt and maintain specific landscaped areas.
- Work with the School District and create an area where students can become involved in the maintenance and design.

DOWNTOWN STREETSCAPING

Downtown streetscaping should be more intensive than streetscaping along collector and arterial roadways due to the Downtown Business District's pedestrian orientation. Downtown streetscaping should provide an attractive, inviting atmosphere, while accommodating safe movement for both pedestrians and vehicles. It should provide easy access to shops and businesses, and include a full spectrum of amenities including:

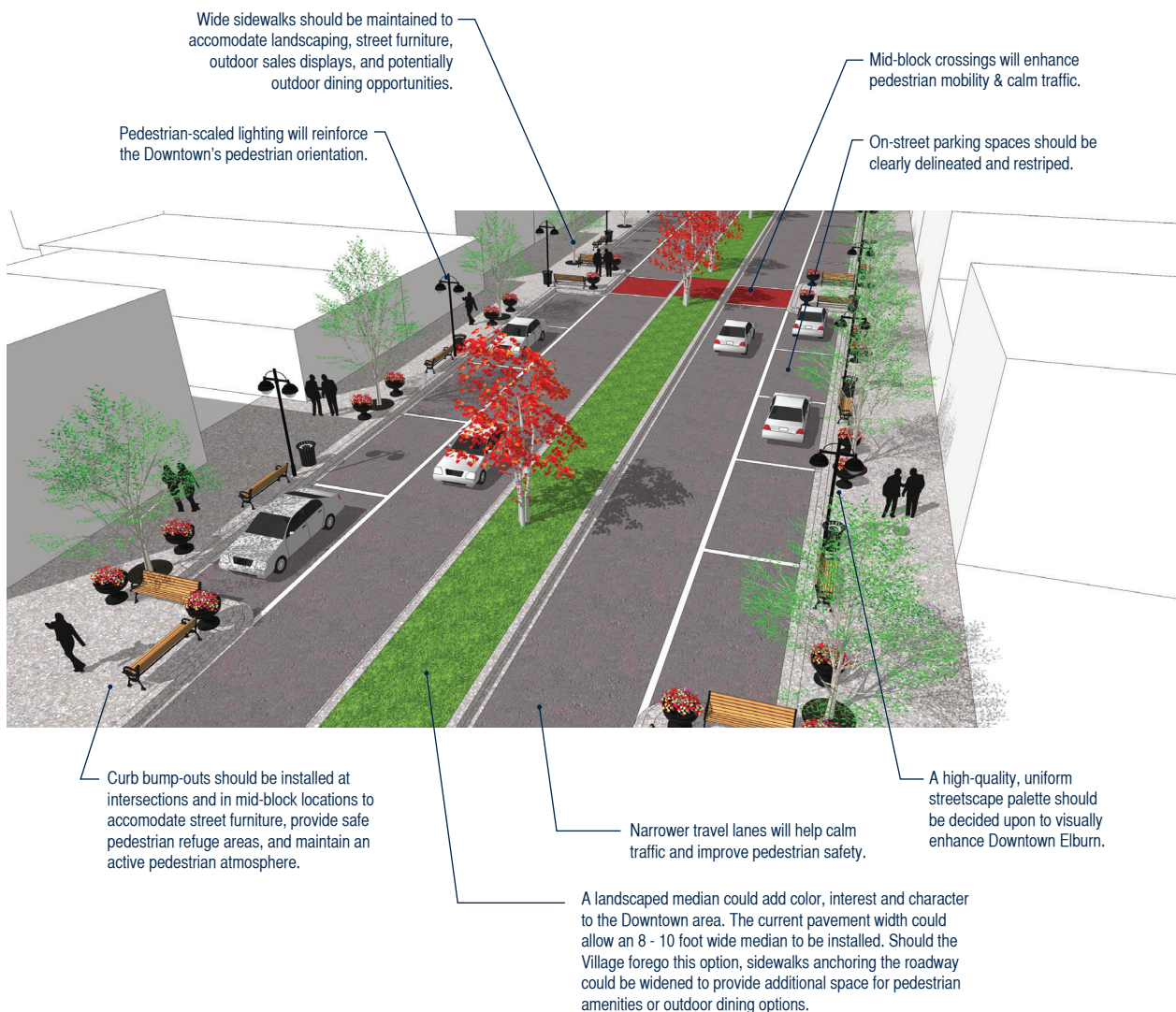
- Wayfinding signage
- Street trees
- Pedestrian scaled lighting and banners
- Cohesive street furniture and amenities
- Bicycle racks
- Attractive crosswalks with differentiated paving

The Village should develop a streetscape palette that is reflective of the desired character for the Downtown Business District.

IL ROUTE 47 CROSS SECTION IN THE DOWNTOWN BUSINESS DISTRICT

The existing IL Route 47 cross section width within the Downtown Business District is desirable, as it provides for the efficient movement of vehicles, on-street parking, and wide sidewalks. The cross section is efficient and functional, but lacks character and charm. The graphic below highlights the existing cross section, and a recommended cross section with an attractive streetscape palette. Implementing each of these components will help the Village create an attractive, safe pedestrian environment that will strengthen the community's sense of place and enhance the Village's overall image to passersby along this main route.

Potential IL Route 47 Cross Section

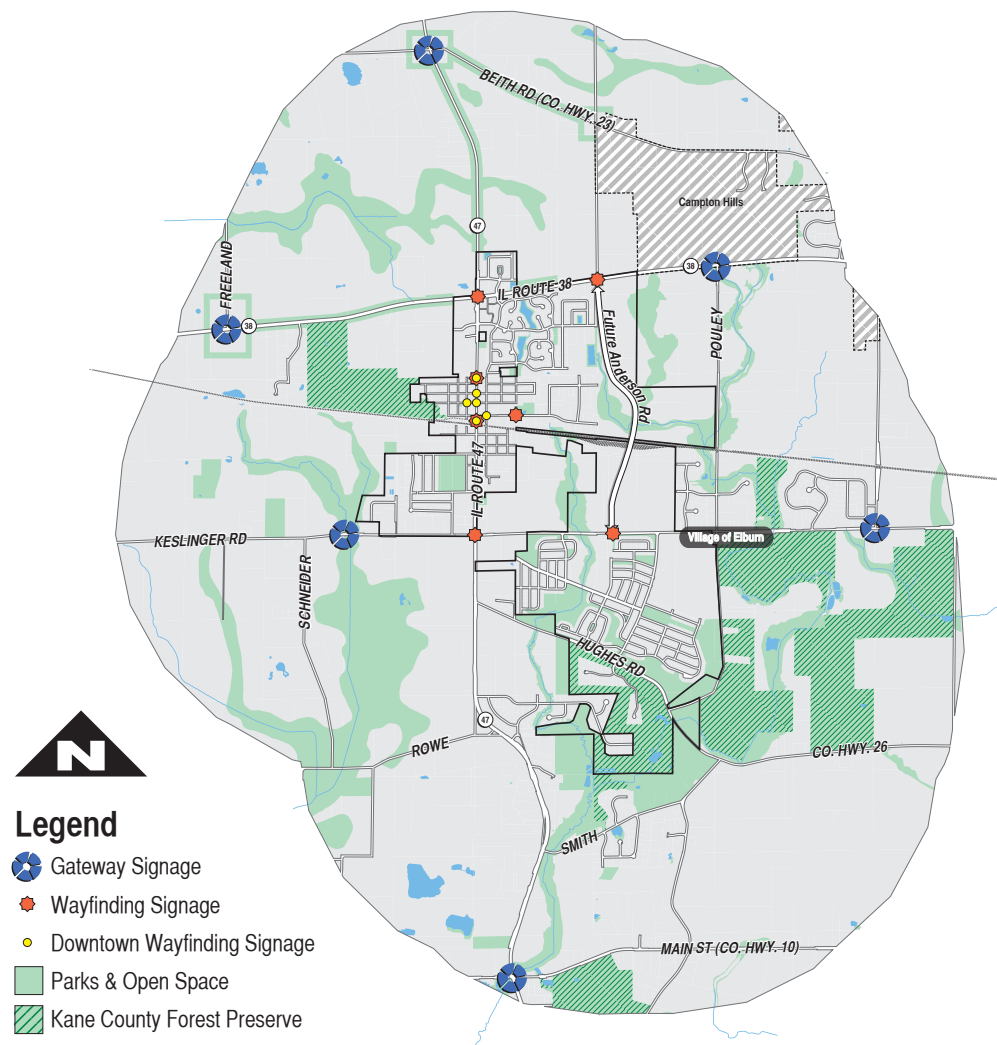


Gateways & Wayfinding Signage

Gateway signs announce one's arrival into a community and are achieved through signage at the ground level or unique architectural elements. They are typically complemented by attractive landscaping, lighting and other vertical design features. Wayfinding signage assists people in finding important community landmarks, while enhancing a community's sense of place. Important community landmarks can include parks, educational facilities, governmental institutions and other civic amenities.

Gateways and wayfinding signage designs should reflect the Village's "brand" and highlight the distinctive qualities of the village. They should have a consistent theme and message that communicates to residents and visitors, blends nicely into the surrounding environment, and contributes positively to an area's character.

Currently, the Village of Elburn lacks a consistent gateway and wayfinding signage program. As growth occurs and the Downtown is revitalized, attractive and effective signage should be erected in key locations. Signage will vary in size, but the design, style and materials should remain consistent, with a character unique to Elburn. The graphic below illustrates recommended locations the Village should install gateway and wayfinding signage.



Natural resources and agricultural land contribute significantly to the desirability and character of the Elburn community and its planning area. Preservation of these assets and the assemblage of new resource protection areas will become increasingly important as growth occurs in the community to promote long-term sustainability.

Natural Resources, Local Food, & Sustainability Goal

The Village will coordinate with all appropriate agencies and implement initiatives that preserve and enhance the community's natural resources, support local food systems, and foster long-term sustainability, to improve the quality of life for all residents.

Objectives

- Implement local plans and projects identified in the previously adopted Blackberry Creek Watershed Plan, including the North Street bioswales project and Prairie Park Nonpoint Source Education project.
- Encourage the use of best management practices in all future developments and open space areas.
- Encourage developers to preserve environmentally sensitive areas in development proposals.
- Promote the preservation and protection of open space and environmentally sensitive areas as a cornerstone to natural resource protection and community well-being.
- Ensure future growth is consistent with the character of the community by preserving its natural assets, farmland, and open space.
- Identify and implement appropriate ground water protection strategies and wellhead protection programs.

Natural Resources

Blackberry Creek Watershed

The Blackberry Creek Watershed is comprised of the land area from which rainwater and snowmelt drains into Blackberry Creek. The watershed encompasses much of the Village's current limits as well as a significant amount of the Village's potential growth area to the east. In an effort to prevent future water quality problems in Blackberry Creek, the Village of Elburn should consider and implement several of the policies identified in the previously adopted *Blackberry Creek Watershed Plan*.

The Blackberry Creek Watershed Plan employs a Green Infrastructure Framework that identifies recommendations at regional and community/neighborhood scales. The Village of Elburn should implement a combination of recommendations from each scale to ensure that good water quality is maintained in Blackberry Creek as additional development occurs.

It is recommended that the Village implement the following techniques to demonstrate stewardship to the Plan and watershed well-being:

MAINTAIN OPEN SPACE RESERVE AREAS

The Land Use Plan reflects areas identified as "open space reserves" in the *Blackberry Creek Watershed Plan*, as Parks & Open Space. The Village should consider these reserves priority preservation areas as future development is proposed. The Village should work with developers to integrate and feature open space reserves in their development proposals.

GREATER USE OF OPEN SPACE AND BUFFER TRANSITIONS

The Land Use Plan identifies additional open space areas and buffer transitions between different land uses or adjacent to environmentally sensitive corridors. The Village should work with developers to incorporate open space and buffer transitions as part of their development proposals and/or annexation agreements.

UPDATE CODES AND ORDINANCES TO PROMOTE LESS IMPERVIOUS SURFACES

The Comprehensive Plan promotes less impervious surfaces through conservation design and cluster development, as well as through the use of best management practices. It is also recommended that the Village update their zoning code and subdivision regulations to strengthen regulations on the amount of impervious surfaces permissible in a proposed development.

PROMOTE PLANNED UNIT DEVELOPMENT

The Village of Elburn is encouraged to promote planned unit developments that are consistent with the themes highlighted in the *Blackberry Creek Watershed Plan*. This may include the identification and preservation of natural resources, and integration of these resources into development plans. Conservation designs, or low impact developments, are encouraged in conjunction with the use of best management practices in the Village's potential growth area.

INCORPORATE BEST MANAGEMENT PRACTICES INTO DEVELOPMENT/REDEVELOPMENT

The Comprehensive Plan identifies several benefits to using best management practices, and encourages the Village to work with developers and land owners to incorporate them on their private properties. As the Village implements public improvements, it should consider utilizing appropriate BMPs as well, such as bioswales along roadsides and native plant materials on public properties.



Prairie Park in Elburn features native landscaping and attractive water features. Native landscaping is a best management practice that should be employed in other locations in the Village as well.

EMPLOY GROUNDWATER PROTECTION STRATEGIES AND WELLHEAD PROTECTION PROGRAMS

Groundwater recharge is the natural hydrologic process of infiltration and separation of rainwater from land areas or streams through permeable soils into underground storage areas. The quality of groundwater recharged to the water table is strongly correlated to the overlying land use. Areas with abundant septic systems, active agriculture or urban land can be more prone to contamination of groundwater recharge if not protected properly.

As growth continues in the Elburn community, the Village should employ additional groundwater protection strategies and wellhead protection programs if deemed appropriate. Recommended groundwater protection strategies include, but are not limited to:

- Implementing conservation development principles into new developments and preserving significant amounts of open space.
- Updating ordinances and regulations to provide 5-year recharge zone buffers around shallow wells, or 1000 foot protection zones for community water supplies.

- Adopting water conservation ordinances.
- Working with other community service providers to develop educational campaigns on the importance of water conservation.
- Participating in councils of government and county governments in the structure and committees of the Northwest Water Planning Alliance (NWPA).
- Implementing an Illinois EPA Source Water Protection Program as a proactive approach to protecting water quality.

Floodplains and Floodway

Within the Village and its potential growth areas, much of the land adjacent to creeks and water courses is identified as floodplain or floodway. Generally, these areas are undeveloped and consist of agricultural land and open space, and the Village is encouraged to preserve these areas as additional development occurs. These areas provide ideal locations for future greenways and trail connections since these are low intensity uses with minimal environmental impacts. Low intensity uses will keep floodplains and floodway free of obstructions and allow floodwaters to continue moving downstream.



Land adjacent to Welch Creek is comprised of 100 year flood plains.

Tree Cover

Trees provide environmental benefits and add value to a community due to their ability to improve and maintain the quality of water, soil, and air. They also provide shade and help lower temperatures during hot summer months. Trees beautify landscapes and improve the desirability of developments as well.

There are relatively few areas in the Village and its growth areas that contain large stands of mature trees. To capitalize on the environmental and aesthetic benefits these areas provide, the Village should encourage developers to maintain these areas in future development proposals and preserve them as open space as reflected in the Land Use Plan.

In addition to promoting the preservation of trees, the Village should require developers to plant a minimum of one parkway tree per residential unit in single family neighborhoods, in addition to trees on the interior of residential lots. This will ensure an attractive tree canopy as the neighborhood matures, and provide environmental and monetary benefit. Similarly, the Village should require multi-family and non-residential developers to plant trees on parking lot islands, pedestrian areas adjacent to storefronts, and in the public right-of-way. To ensure these recommendations are implemented, the Village should strengthen landscaping requirements when it undergoes a comprehensive update to the Zoning Ordinance.



TREE CITY USA

The Village has participated in the Tree City USA program since 1999. The Village is encouraged to continue participation in the program, and prioritize the four standards required for annual recertification: maintaining its tree board; implementing the Village's Shade Tree Ordinance for trees in Village rights-of-way and parks; maintaining the community forestry program; and, observing and celebrating Arbor Day through the Village's Arbor Day Celebration.

Development Recommendations

Best Management Practices

Best Management Practices (BMPs) are guidelines established to prevent or reduce the amount of stormwater pollution entering the water system. Stormwater pollution is comprised of two components- an increased volume and rate of runoff from impervious surfaces, and a concentration of pollutants in the runoff. Each is directly related to development in an urban or urbanizing area like Elburn.

Stormwater pollution can cause degradation of water quality, habitat modification and loss, increased flooding, decreased aquatic biological diversity, and increased sedimentation and erosion. Effectively managing stormwater runoff may result in the protection of wetlands and aquatic ecosystems, improved quality of receiving waterbodies, conservation of water resources, protection of public health, and flood control.

Due to the environmentally sensitive nature of Elburn's planning area, combined with the regional emphasis on watershed protection and environmental stewardship, the Village should promote, and in some cases require, developers and governmental agencies to utilize BMPs in future developments and improvements. Taking cues from Kane County's BMP Guidance Manual, the Village should promote a systems approach to implementing BMPs that includes a combination of the following:

- Permeable pavement
- Rain gardens
- Bioswales and infiltration trenches
- Level spreaders and filter strips
- Naturalized stormwater basins
- Curb cuts/inlet protection

Greenways

Greenways are linear tracts of preserved open space, generally located in environmentally sensitive areas that are unsuitable for development. They provide recreational amenities that can be enhanced with trail systems, and help control stormwater runoff.

The Village of Elburn should pursue the preservation and enhancement of greenways in existing floodplains/floodways, within open space reserve areas as identified in the *Blackberry Creek Watershed Plan*, and in locations that connect key community amenities such as park sites, schools, Village facilities and activity generators.

Local Food

GO TO 2040, CMAP's regional comprehensive plan, identifies local food as products available for direct human consumption that are grown, processed, packaged, and distributed within the seven county Chicago-land region or adjacent regions. The benefits of local food systems include the preservation of farmland and the presence of agriculture in urban settings. A local food system can be in the form of community gardens or commercial farms, both of which are supported in the Village's Comprehensive Plan.

Agriculture

Agriculture is envisioned to remain a desirable use in the Village of Elburn and its potential growth area into the future. Agriculture supports efficient land use patterns and preserves agriculturally-productive farmland. Furthermore, it reinforces and enhances the community's character, supports local food systems, and presents opportunities for agritourism. Consistent with Kane County's planning priorities, the Village of Elburn should prioritize the preservation of agricultural land in key areas to achieve goals for a future that includes healthy people, healthy living and healthy communities.

The Village should continue to value agricultural land as a community asset. Tracts of agricultural land are identified for preservation on the Land Use Plan to encourage continued food production, preserve the community's semi-rural character, and support the local agriculture economy. The Land Use Plan recommends preservation of agricultural land in western growth areas.

The Village should be proactive in communicating with agricultural land owners in potential growth areas to understand their intentions to preserve their farms or convert them to another land use in the future. The Village should remain sensitive to these landowners' desires during all future planning activities.

AGRICULTURAL PRESERVATION METHODS

Agricultural preservation is an ecological and open space issue, as well as an economic issue. Furthermore, successfully accommodating agricultural land uses in an urban environment has the potential to cause land use compatibility issues. The approaches identified below are some of the methods the Village should consider using as it works to preserve agricultural land in the future to work cooperatively with property owners and promote compatibility between adjacent developments.

Transfer of Development Rights

Transfer of development rights (TDR) programs allow landowners to convey development rights from one ("sending") parcel of land, to a different ("receiving") parcel of land. The sending parcel generally has features that the surrounding community would like to preserve. In Elburn, this may include valuable agricultural land or environmentally sensitive areas. The receiving parcel is typically identified for future development, be it for infill development or greenfield development. A successful TDR program can help the Village achieve multiple goals and benefit property values.

Agricultural Easement Acquisition

Agricultural easement acquisition, as used in the Kane County Agricultural Conservation Easement and Farmland Protection Program, is a potential approach to preserving agricultural land. An agricultural conservation easement is a voluntary legal agreement between a landowner and a conservation organization or governmental agency. It can be donated or sold, and permanently limits a property's uses to protect the property's conservation values. It is highly effective but may be cost prohibitive for the Village if a landowner is not willing to donate the property. The Village should work with individual property owners and Kane County to identify properties suitable for inclusion in the Kane County Agricultural Conservation Easement and Farmland Protection Program.

Voluntary Land Dedication

Voluntary land dedication is a cost effective way of preserving agricultural land and requires landowners to voluntarily dedicate land to an organization. Limitations on how the land can be used and managed need to be provided. A benefit to the landowner can be lower property taxes.

Conservation Developments

When one traditionally thinks of conservation development, a development that conserves natural land is often pictured; however, conservation developments can focus on preserving agricultural land as well. The Village should work with interested developers in the future on potential agricultural conservation developments in appropriate locations.

ENVIRONMENTAL IMPACT

Though beneficial to the surrounding communities, agricultural operations can negatively impact the environment through the introduction of pollutants to groundwater resources, consumption of groundwater for irrigation, an increased rate and amount of stormwater runoff, and ultimately degrading the community's water resources. Agricultural operations should be required to utilize sustainable practices to ensure that high quality agricultural land remains and negative impacts are minimized.

Community Gardens

The Village should encourage the creation of community gardens on small tracts of land within residential or public areas. Community gardens are pieces of land that are gardened by a group of people. They can consist of flowers or produce, and are generally located on school properties, at medical facilities, or within residential neighborhoods.

Community gardens have numerous benefits, including:

- Improving the quality of life for people in the garden
- Providing a catalyst for neighborhood and community development
- Stimulating social interaction
- Encouraging self-reliance
- Beautifying neighborhoods
- Producing nutritious food
- Reducing family food budgets
- Conserving resources
- Creating opportunity for recreation, exercise, therapy, and education
- Reducing crime
- Preserving green space
- Creating income opportunities and economic development
- Reducing heat from streets and parking lots
- Providing opportunities for intergenerational and cross-cultural connections

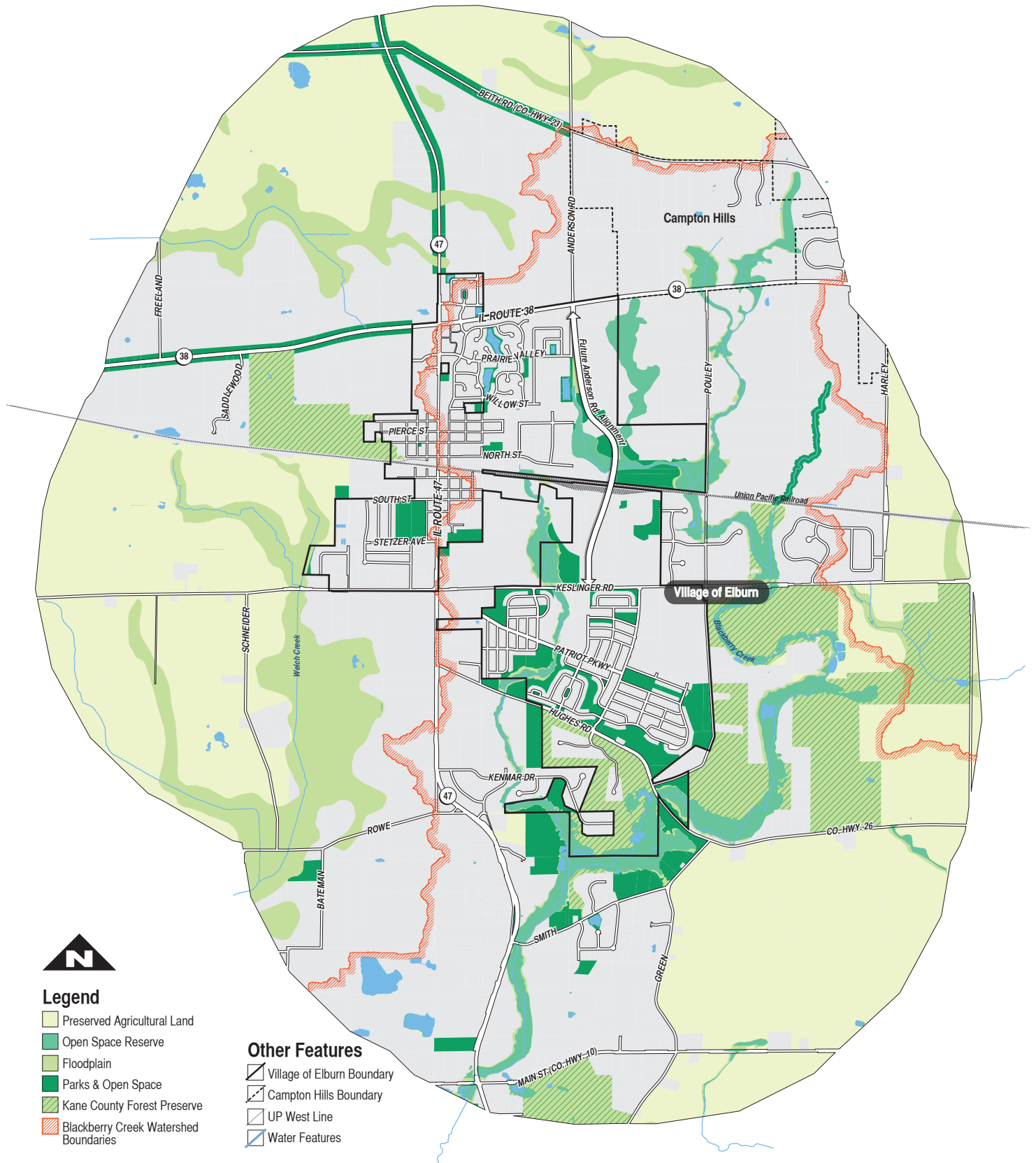
(Source: American Community Gardening Association)

Community gardens should be permitted by right in residential areas should property owners desire, or on public properties. The Village should not attempt to dictate specific locations for community gardens in future developments; rather, encourage homeowners associations and community service providers to implement them in public or commercial areas.



The Sherman Natural Prairie & Community Garden in Elgin, Illinois is an example of a local community garden that could be incorporated in the future in Elburn. The garden includes 30 general plots, 10 children's plots and 3 demo plots and provides an interactive educational tool.

Elburn Natural Resources Plan



The preceding chapters of the Comprehensive Plan identify a community vision and multiple planning recommendations based upon extensive community outreach that has taken place and technical analysis undertaken by the Consultant. The recommendations of the Plan will help the Village maintain its small town, family-friendly character, while attracting development where growth is value added to the community. However, planning for the future and executing that plan are two separate endeavors. All too often, communities undertake ambitious planning efforts but struggle on making them realities. The tools identified in this chapter will assist the Village in implementing the objectives and policies outlined throughout the Comprehensive Plan.

Administrative Actions

Adopt the Comprehensive Plan and Perform Regular Updates

The Comprehensive Plan outlines the Elburn community's vision, and recommendations and policies that will help the Village achieve that vision. It provides a detailed framework for the preservation and enhancement of community assets, while guiding development and investment decisions.

It is essential that the Village Board adopt the Comprehensive Plan and utilize it on a regular basis, along with Village staff and other boards and commissions, in the review of development proposals and public improvements. The Village should encourage property owners and developers to review the Plan prior to submitting development proposals.

The Comprehensive Plan is based on information currently available and existing conditions in the community. As time goes on, conditions will change and additional information will become available. To ensure the Comprehensive Plan remains relevant, Village staff and the Planning Commission should conduct an annual review of the document, and update goals based on development activity that occurs. For the Comprehensive Plan to remain an effective tool in guiding planning and policy decisions, it must reflect up-to-date information.

Update the Village Zoning Ordinance and Other Development Controls

The Village's Zoning Ordinance and other development controls are important tools in implementing long range plans because they establish the specific uses, built form, density allotments and overall intensity of permissible development. Upon adopting the Comprehensive Plan, the Village should undertake a comprehensive review and update of the Zoning Ordinance and other development controls to ensure there is consistency between the different planning documents. These documents should address development criteria for the land use types identified in this Plan. Providing updated codes and ordinances to property owners and developers will provide them with clear direction and well-defined criteria by which their proposals will be evaluated.

Furthermore, the Comprehensive Plan calls for codes and regulations that better support sustainable development practices and the use of best management practices. When conducting comprehensive updates, the Village should consider updating parking requirements to reduce paved impervious areas; revising design standards for street width, stream crossings, bike and parking lanes; using naturalized stormwater infiltration; implementing specialized zoning and subdivision standards which include greater avoidance of undevelopable lands; and, implementing open space requirements that reward naturalized drainage and clustering to achieve the open space requirements along with density bonuses.

Creation of Design & Development Guidelines

To ensure that future growth occurs consistent with the Village's vision and in a visually appealing manner, the Village should consider developing Design and Development Guidelines. Design and development guidelines would serve as a reference for developers, property owners, residents and business owners to identify acceptable and desirable improvements on their properties. These may be created by Village staff with the input of the community, or by an outside firm.

- **Downtown Business District Guidelines:** The Village should consider updating the Old Town Design and Development guidelines to ensure they remain relevant with the Village's vision for Downtown Elburn. Significant change has occurred since they were adopted, and the document may be in need to be refreshed.
- **Commercial Design Guidelines:** Much of a community's character is influenced by the appearance of its commercial areas. The purpose of developing commercial design guidelines would be to maintain and enhance Elburn's existing and future commercial developments. Commercial design guidelines should include recommendations for site improvements that offer a high level of aesthetic appeal, resulting in commercial developments that are attractive, interconnected and functional.
- **Residential Design Guidelines:** These guidelines are to encourage new residential development that is compatible with the existing character of the Village, as well as with the Village's vision. The Village should ensure these guidelines include recommendations for both single family and multi-family neighborhoods and include standards for subdivision layout, architectural design, building materials, building orientation, and landscaping. It is recommended that the Village incorporate guidelines for a density bonus program and conservation developments.

Promote Cooperation & Coordination

The Village should assume a leadership position in ensuring that adequate community facilities and services are provided. It is unrealistic to think that the Village can address all of the community's needs on its own, therefore it is recommended that the Village maintain and further partnerships with other public agencies, neighborhood groups, the local business community and the development community. The Village should also be aware of other organizations' current plans and ongoing projects, to ensure compatibility and identify opportunities for mutual benefit.

The Village should maintain relationships with the following groups:

- Other **community service providers**, including the Elburn and Countryside Fire Protection District, Town and Country Public Library, Kaneland Community Unit School District, Kane County, and the Illinois Department of Transportation, to ensure high quality services continue to be provided.
- Local developers and builders to communicate the Village's vision for future growth and understand the needs of the **development community**.
- The Elburn Chamber of Commerce to have regular communication with the Elburn **business community**.
- The **general public** to encourage their continued participation in Village planning activities.

Coordinate Investments with Other Entities

The Village of Elburn would benefit from working with neighbors and other regional groups to coordinate investments and resolve common issues that extend beyond municipal borders, such as the provision of housing and infrastructure. Recommended initiatives that the Village should coordinate with other entities include, but are not limited to:

- IL Route 47 improvements north of IL Route 38
- Blackberry Creek Watershed initiatives

Intergovernmental & Boundary Agreements

Intergovernmental agreements are generally made between different entities to upgrade community services, consolidate resources or share costs on improvement projects. They are helpful in comprehensive planning because they address management issues regarding transportation, housing, open space, and the definition of boundaries.

A boundary agreement is a valuable tool that can prevent future conflicts and litigation over annexation, incorporation, consolidation, land use, revenue, service provision and other intergovernmental issues. It is recommended that the Village pursue an intergovernmental boundary agreement with the Village of Camp-ton Hills since its planning area overlaps with that of Elburn.

Perform Additional Planning Studies to Further the Intent of the Comprehensive Plan

The intent of the Elburn Comprehensive Plan is to provide a planning framework for the Village and its planning area; however, it does not provide the detail necessary to fully realize the community's vision and all of the recommendations herein. Additional information or direction will be needed to implement specific projects or address specific areas. The Village should perform additional studies as needed, pending financial capability or funding. Studies/projects that should be considered include, but are not limited to:

- Elburn Beautification Plan
- Downtown Streetscape Plan
- Parks and Open Space Master Plan

Economic Development

Development Meeting(s)

As the economy recovers and developers begin approaching the Village with development proposals again, the Village should consider hosting a combined meeting with developers to increase awareness of the Comprehensive Plan and the goals and objectives of the Village. Substantial public and private investment will be needed to achieve the quality of developments and sustainable growth desired by the community. To capitalize on development opportunities, the Village should pursue partnerships and relationships with potential investors and developers. The key to forming these partnerships and relationships will be regular and clear communication of expectations; therefore, it is recommended that the Village provide a regular forum for developers and investors.

Market the Community

To successfully market the community, the Village should consider creating an economic development group, whether it is an internal position or external as a public/private partnership, focused on promoting economic development in Elburn, marketing the community, and providing information to new and existing businesses. To achieve economic stability, the Village should value and pursue new businesses, the expansion of existing businesses, and start-up operations. It will be important for Elburn to have a designated liaison between

the Village and the business community, and someone (or a group) to focus on marketing through advertising, website development or industry tradeshow participation.

The Village should develop a proactive marketing plan that demonstrates the community is serious about its economic future and is willing to do the work to make itself a more attractive and profitable place to raise a family and grow a business. To attract business, industry, or visitors, Elburn will need to market itself beyond municipal boundaries. A marketing plan should include advertising in printed publications, use of other media, public relations, promotions, and a designated contact person or group. The Village can strengthen the desirability of the community by increasing awareness of a cooperative business and political community.

Industry Cluster Analysis

The Village should work with neighboring communities and Kane County on conducting an industry cluster analysis once the economy recovers. This type of analysis will help the Village and the surrounding area identify industries that have the potential for local expansion. It will identify industries that are geographically concentrated or of a similar nature, and that make use of related buyers, suppliers, infrastructure and workforce. Once industry clusters are identified, the Village can work on business recruitment, attraction and development efforts that focus on companies that complement existing businesses.

Illinois Main Street Program

The Illinois Department of Commerce and Economic Opportunity welcomed this program into its agency in January 2009. The Illinois Main Street Program is part of a national movement to revitalize traditional downtowns, neighborhood business districts and urban corridors. The program works with communities to provide technical and consultative assistance, training and resources to improve each community's economic, social, cultural and physical aspects. The end result is a revitalized local business district.

The approach of the Illinois Main Street Program is designed to develop strong, broadly-based local organizations that effectively and incrementally implement the revitalization process. It encourages partnerships with local stakeholders to build the local community and to foster economic development while maintaining the unique, historic character of each district.

The Village of Elburn should consider becoming an Illinois Main Street Community. Additional details can be found on the Illinois Department of Commerce and Economic Opportunity's website. Prior to becoming an Illinois Main Street Community, the Village will need to submit a letter of intent and application form.

Potential Funding Sources

The grants and funding sources identified below may assist the Village in realizing its goals for Economic Development.

Business Development Public Infrastructure Program

Administrator: IL DCEO

Application: This program is designed to provide grants to local government for public improvements on behalf of businesses undertaking a major expansion or relocation project that will result in substantial private investment and the creation and/or retention of a large amount of Illinois jobs.

Community Development Assistance Program

Administrator: IL DCEO

Application: This program is funded through the U.S. Department of Housing and Urban Development, and is designed to assist communities by providing grants to local governments to help them in financing economic development projects, public facilities and housing rehabilitation. The program endeavors to assist low-to-moderate income persons by creating job opportunities and improving the quality of their living environment.

Parks, Open Space, and Natural Resources

Open Space Protection Ordinances, Farmland Preservation Ordinances, and Water Use Conservation Ordinances

These ordinances strive to preserve open space, farmland and other natural features. To reinforce the Village's stewardship to these resources, it is recommended that the Village adopt Open Space Protection Ordinances, Farmland Preservation Ordinances, and Water Use Conservation Ordinances.

Generally, Open Space Protection Ordinances specify residential density, open space requirements, residential and commercial setbacks, among other development criteria. The Village should incorporate open space protection criteria in Residential Design Guidelines or as a separate ordinance.

Farmland preservation is typically accomplished through emphasis on minimum acreage. The Village should refer to Kane County's Agricultural Conservation Easement and the Farmland Protection Program for assistance, as this program has been successful and may identify guidelines appropriate for the Village's use. Kane County's program was adopted to protect water supply, floodplains, and promote responsibly managed growth patterns. Rather than addressing farmland preservation from a zoning perspective, a Purchase of Development Rights program is outlined.

Water Use Conservation Ordinances encourage water efficiency and conservation practices. The Chicago Metropolitan Agency for Planning has developed a Model Water Use Conservation Ordinance that can be a useful tool for communities within the Chicagoland region. The Village should review this ordinance and consider adopting all or a portion of it to address the community's water use conservation needs.

Potential Funding Sources

The grants and funding sources identified below may assist the Village in realizing its goals for Parks, Open Space, and Natural Resources.

Park and Recreational Facility Construction (PARC) Grant Program

Administrator: IDNR

Application: The items noted below can be for indoor or outdoor recreational purposes.

- Demolition;
- Site preparation and improvements;
- Utility work;
- Reconstruction or improvement of existing buildings or facilities;
- Expansion of buildings/facilities;
- New construction of buildings/structures.

Land acquisition projects for public park recreation and conservation purposes include acquisition of land for the following:

- To construct new public indoor/outdoor recreation buildings, structures and facilities;
- To expand existing public indoor/outdoor recreation buildings, structures and facilities;
- General park purposes such as regional, community and neighborhood parks and playfields;
- Frontage on public surface waters for recreation use;
- Open space/conservation purposes to protect floodplains, wetlands, natural areas, wildlife habitat and unique geologic and biologic features, and additions to such areas.

Open Space Lands Acquisition and Development Program (OSLAD)

Administrator: IDNR

Application: OSLAD Grants can be used for the following types of projects:

- Acquisition of land for new park sites or park expansion, water frontage, nature study, and natural resource preservation.
- Development/renovation of:
 - Picnic and playground facilities;
 - Outdoor nature interpretive facilities;
 - Sports courts and play fields;
 - Swimming pools, beaches and bathhouses;
 - Campgrounds and fishing piers;
 - Winter sports facilities;
 - Park roads and paths, parking, utilities and restrooms; and
 - Architectural/engineering (A/E) services necessary for proper design and construction of approved project components.

Urban and Community Forestry Assistance Grant

Administrator: IDNR

Application: Projects eligible for this program include:

- Tree care ordinances;
- Tree board establishment;
- Tree inventories;
- Tree preservation ordinances;
- Comprehensive urban forestry management plans;
- Forest insect and disease mitigation plans;
- Residual wood utilization;
- Public education on urban forestry;
- Training of city staff on tree care;
- Tree planting/beatification;
- Tree care demonstrations beyond routine maintenance;
- Tree and utility conflict resolution; and
- Tree preservation/tree protection demonstration sites.

Transportation & Circulation

Adopt Complete Streets & Green Streets Policies

The Village should adopt a complete streets policy and a green streets policy to ensure all roadway users are accommodated, and roadways are designed to minimize environmental impacts, as existing roadways are improved and new roadways are constructed. The Village should identify those roadways for which these practices should be a priority, and work with the development community and other governmental agencies to ensure that they are implemented.

Potential Funding Sources

The grants and funding sources identified below may assist the Village in realizing its goals for Transportation.

Safe Routes to School (SRTS)

Administrator: IDOT

Application: The Illinois Safe Routes to School (SRTS) Program supports projects that enable and encourage students and families to walk or bike to school. The program supports elementary schools and middle schools and identifies that working toward a safe route to school can help communities build a sense of neighborhood, encourage increased parental involvement at school and beyond, promote driving safely in school zones, and gain economic benefits of improved infrastructure.

Ensuring safe routes to school are maintained in the Elburn community will be increasingly important as additional growth occurs and students walking to school need to cross major roadways or walk along them.

Illinois Transportation Enhancement Program (ITEP)

Administrator: IDOT

Application: This program provides funding for community projects that expand travel choices and enhance the transportation experience by improving the cultural, historic, aesthetic and environmental aspects of our transportation infrastructure.

Congestion, Mitigation, and Air Quality Improvement Program (CMAQ)

Administrator: FHWA & FTA

Application: This program provides funding support for surface transportation projects and other related efforts that contribute air quality improvements and provide congestion relief.

Recreational Trails Program (RTP)

Administrator: IDNR

Application: Eligible projects include:

- Trail construction and rehabilitation;
- Restoration of areas adjacent to trails damaged by unauthorized trail uses;
- Construction of trail-related support facilities and amenities; and
- Acquisition from willing sellers of trail corridors through easements or fee simple title.

Illinois Bicycle Path Program

Administrator: IDNR

Application: Eligible project costs include:

- Linear corridor land acquisition costs, including associated appraisal fees; and
- Bicycle path development or renovation including site clearing and grading, drainage, surfacing, bridging, fencing, signage, and directly related support facilities such as potable water and restroom facilities.

Surface Transportation Program (STP)

Administrator: FHWA

Application: This program provides funding that may be used by States and localities for projects on any Federal-aid highway, bridge projects on any public road, transit capital projects, and intracity and intercity bus terminals and facilities.

Grade Crossing Protection Fund

Administrator: ICC

Application: These funds, appropriated by IDOT but administered by the ICC can be used for the following types of rail related projects:

- Warning device upgrades
- Grade separations:
 - New and reconstructed
 - Vertical clearance improvements
 - Pedestrian grade separations
- Interconnects
- Highway approaches
- Connecting roads
- Remote monitoring devices
- Low cost improvements at unsignalized crossings
- Crossing closures